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PUBLIC-PRIVATE VENTURES  
FOR MORALE, WELFARE,  
AND RECREATION ACTIVITIES

A Solution to the Loss of Appropriated Funds

Volume 3: Appendix F

Report NA705R1

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July 1990

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## PREFACE

This is Volume 3 of an eight-volume report; this volume consists of Appendix F. Volume 1 describes the findings, conclusions, and recommendations of our study of public/private ventures in the financing, construction, and operation of Navy morale, welfare, and recreation (MWR) facilities.

Volume 2 presents Appendices A through E; Volume 4, Appendices G, H, and I; Volume 5, Appendices J, K, and L; Volume 6, Appendices M and N; Volume 7, Appendices O, P, and Q; and Volume 8, Appendices R and S.

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**APPENDIX F**

**REQUEST FOR PROPOSALS  
FOR  
BOWLING CENTER EXPANSION, OPERATION,  
AND MAINTENANCE AT  
NAVAL TRAINING CENTER  
GREAT LAKES, ILLINOIS**

## **PREFACE**

Appendix F was originally published separately by LMI as a sample request for proposals (RFP) with a restricted distribution. We reprinted it here with no changes.

**REQUEST FOR PROPOSALS  
FOR  
BOWLING CENTER EXPANSION, OPERATION,  
AND MAINTENANCE  
AT  
NAVAL TRAINING CENTER  
GREAT LAKES, ILLINOIS**

# RFP FOR BOWLING CENTER EXPANSION, OPERATION, AND MAINTENANCE

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## SUMMARY OF THE REQUEST FOR PROPOSALS

The intention of this solicitation is to obtain private-sector assistance in the operation and maintenance of a Navy bowling center. Formerly known as third party, private sector, or venture capital financing, "public/private ventures" are unique contractual partnerships between the United States Navy and the private sector. Such partnerships provide the Navy with significant opportunities to use the financial and managerial resources of the private sector to construct, operate, and maintain facilities and to provide services that might otherwise not be available due to lack of appropriated funds.

The United States Navy has selected Naval Training Center (NTC) Great Lakes, north of Chicago, Illinois, as the first site to undertake this venture. Its 32-lane bowling center has many evening leagues that are filled to capacity. There is waiting time for nonleague bowling on the weekends. The history of annual lineage (lines per lane per year) and league play is presented in Attachment 7.

This Request for Proposals (RFP) has been structured to give the private sector the flexibility to use its unique expertise and experience in the bowling center business. In this way, the Government hopes to achieve higher operational efficiency and lower costs.

Existing facilities are owned by the Government and will be assigned to the Concessioner for the addition of at least 8 lanes, and the operation, maintenance, and management of the entire bowling center. Any capital improvements will be paid for by the Concessioner. The term of the contract is 25 years with two 10-year renewal options.

Each proposal will be evaluated for its ability to meet the needs of the Nonappropriated Fund Instrumentality (NAFI) in terms of providing service to the military community, maintaining the facility, providing capital improvements, and providing payments to the NAFI (Section VI). These factors will be weighted in the evaluation. The Contracting Officer may conduct written and oral negotiations with proposers. Offerors, in turn, will be provided an opportunity to submit "Best and Final" offers. Proposals are due by 1 September 1989. Award will be made within

90 calendar days from the date proposals are due. The winning offeror will have 60 calendar days, from date of contract award, to take over full operation of the NTC Great Lakes bowling center. The specified minimum capital improvements are to be constructed and ready for operation within 2 years after contract award.

Each proposal shall be in four parts. Part 1 will be a capital improvements proposal; Part 2, an operations and maintenance plan proposal; Part 3, an experience and history proposal; and Part 4, a concession fee payment proposal. Section V provides the detailed requirements for each of the four parts. Each part is limited in the number of pages that may be submitted to lessen the burden on both the proposer and the evaluator.

The capital improvements (design and construction) proposal will contain information to allow evaluation of the scope, design, construction, furnishings, fixtures, and equipment. Full designs are not required, only concepts.

The operations and maintenance proposal will provide information on how the proposer intends to operate and maintain the facilities. The maintenance plan will be incorporated into the concession contract.

The experience and history proposal will provide information on the offeror's experience in building, operating, and maintaining bowling centers. It will contain references of bowling centers owned, leased, or operated within the last 5 years. The Navy may make site visits or use other means to substantiate experience.

The concession fee proposal is the payment the contractor will make to the NAFI and will be based on a guaranteed minimum payment or a percentage of gross receipts, whichever is greater.

The four-part proposal must be accompanied by a Proposal Bond of \$500,000. Additionally, a Construction Performance Bond will be required from the successful offeror. Administrative information, such as where to submit the proposal, late submission, and the number of copies required, is provided in Section V.

We appreciate your interest in this project, and any questions about it should be addressed at the preproposal conference to be held on 12 July, 1989 at Building 158, NTC Great Lakes, Illinois.

## SECTION I

### DESCRIPTION OF THE CONCESSION AGREEMENT

#### A. Nature of Agreement

Proposals are solicited for an exclusive concession contract with the Navy's Non-Appropriated Fund Instrumentality (NAFI) to improve, operate, and maintain the existing bowling center at Naval Training Center (NTC) Great Lakes, Illinois. The successful Concessioner will be responsible for the operation and maintenance of the existing bowling center, as well as the design and construction of improvements.

The successful Concessioner will be required to enter into a long-term concession contract (hereafter referred to as "contract") with the NTC Great Lakes NAFI under the terms and conditions contained in Section III of this Request for Proposals (RFP); however, said terms and conditions shall be modified to the extent necessary to accommodate the successful Concessioner's proposal. The Concessioner's operations and maintenance plan will be incorporated into the concession contract as exhibits.

Any land assigned under this contract will be subject to any existing and or future easements for electric power transmission lines, telephone or telegraph lines, water, gas, gasoline, oil or sewer pipelines, or other facilities, as well as other requirements or conditions specified in Section III.

#### B. Purpose

The purpose and intent of this concession contract is for the expansion, operation, and maintenance of a revenue-producing bowling center for Navy patrons at affordable rates. This bowling center is located at the NTC Great Lakes, Illinois.

#### C. Contract Term

The term of this concession contract is 25 years with two 10-year renewal options.

#### D. Existing Site, Facility, and Equipment

The existing bowling center and associated equipment and furnishings at NTC Great Lakes will be provided to the successful Concessioner at no charge. An inventory of these facilities, equipment, and furnishings is contained in Exhibit B. Attachment 11 contains site descriptions of the NTC Great Lakes bowling center and facilities.

## **E. Current Users and Potential Market**

### **1. Current Base Population**

Information on the population of currently authorized users is provided in Attachment 8. The NAFI and the Government make no guarantee of numbers of users of the bowling center and shall make no payments to the Concessioner if the number of users falls short of a margin for profit. Furthermore, the NAFI will not excuse, reduce, or delay scheduled payments to the NAFI, or permit use of the capital improvement escrow funds for operations.

### **2. Currently Authorized Users**

The primary purpose of the Navy recreation program is to meet the recreation needs of active duty personnel and their dependents. Eligibility categories are as follows:

- a. Active duty personnel and their dependents assigned to the installation or supported directly by it through intraservice or interservice agreements.
- b. Navy active duty personnel and their dependents not assigned to the installation.
- c. Active duty personnel and their dependents of other Military Services.
- d. Military personnel retired with pay and their dependents.
- e. Service members of reserve components.
- f. Unremarried surviving spouses and other dependents entitled to commissary, exchange, and theater privileges.
- g. Unremarried former spouses and other dependents entitled to commissary, exchange, and theater privileges.
- h. Military personnel of foreign nations and their dependents, when authorized exchange privileges.
- i. DoD civilian employees and their dependents.
- j. Occasional guests of naval personnel.
- k. Non-authorized users attending special events approved by the NAFI or Commanding Officer.

## **F. Reimbursement Guarantee**

Should the total authorized military strength of NTC Great Lakes, less 75 percent of Recruit Training Command students, be reduced by 50 percent or more

from that strength at the time of contract award, and should this reduction last more than 90 consecutive days, the NAFI guarantees to reimburse the operator for contractor-installed capital improvements at their depreciated book value. The Concessioner shall be required to maintain records of the depreciated book value of capital assets in accordance with Generally Accepted Accounting Principals for discounting such assets.

#### **G. Capital Improvements**

The successful Concessioner shall make capital improvements to the bowling center and site at its own expense. The list of improvements in Exhibit D is the minimum required and the Concessioner shall complete these improvements within 2 years of contract award. The type of improvements and amount of money the Concessioner will spend on each of these improvements is part of its capital improvement plan which will be incorporated into the contract and the successful Concessioner shall spend these amounts as a minimum. (NOTE: NTC Great Lakes planned an expansion and renovation of the existing bowling center in late 1988. Plans included the addition of 18 lanes and two multipurpose rooms, an expansion of the snack bar/lounge facilities, and renovations of other areas. The drawings for this expansion are available for \$140 per 88-drawing set, payable in advance by writing to Recreational Services Department, Building 160, NTC Great Lakes, IL 60689, Attention: Ms. Jill Olson. The environmental information prepared for the project is included in this RFP at Attachment 13.) The offeror shall include in its proposal a conceptual site plan and schedule detailing the major milestones and dates required to provide these improvements within 2 years.

In addition, this RFP affords the opportunity to guarantee additional capital improvements beyond those listed in Exhibit D. The number, concept, timing, and appropriateness of these additional improvements will count toward selection of the successful Concessioner. Attachment 1 provides some examples of additional capital improvements the NAFI would find favorable. It is by no means exhaustive, however, and the NAFI is relying on the experience of the private sector to offer lucrative and imaginative ideas. The design for all improvements shall be compatible with the current building's exterior architectural design.

#### **H. Acceptance**

After written notification of the capital improvement's completion and Concessioner's receipt of all permits, the Contracting Officer will conduct an acceptance inspection. Upon determination by the Contracting Officer's representative that such facilities are in compliance with the terms and conditions of the concession contract, the Contracting Officer will issue a certificate of acceptance.

Should the facilities not be in compliance with this contract, a list of deficiencies will be made by the Contracting Officer and promptly given to the Concessioner. The Concessioner shall promptly correct such deficiencies before the Contracting Officer issues a certificate of acceptance.

In no event shall any capital improvements be placed in service until the Contracting Officer has issued a certificate of acceptance.

**I. Fees and Charges**

Bowling fees for currently authorized users shall not exceed 75 percent of the average (median) fees, including any applicable taxes, charged by local bowling centers within Lake County, Illinois.

The Concessioner shall survey the fees of local bowling centers and submit the results to the Contracting Officer not later than 15 days after contract award. The Concessioner's bowling fees may not be adjusted more than once per calendar year and notice of fee changes must be preceded by a new Concessioner's survey submitted to the Contracting Officer. Contracts in effect for league play, at the time of contract award, shall not be revised and shall remain in effect until their expiration at the end of the bowling season.

The Concessioner will be free to determine the pricing for services and merchandise not related to bowling fees. This includes bowling lessons, snack bar prices, and pro shop merchandise. Such price flexibility should enable the Concessioner to provide a full-service operation and still remain sensitive to market demands.

**J. Capital Improvements and Major Repairs Escrow Account**

In addition to the initial minimum capital improvements requirements specified in the RFP, the Concessioner shall pay 5 percent of the gross lineage revenue into an escrow account to ensure a continuous capital improvements and major repairs program over the term of the contract. Offerors will outline details of their program in accordance with Section V. Major repairs are defined as costing in excess of \$10,000 escalated at 5 percent per year, compounded. The Concessioner shall establish the interest bearing account with a local commercial bank or other third party approved by the Contracting Officer. All costs, expenses, and other charges, if any, associated with the account shall be borne by the Concessioner. Monthly payments to this escrow account shall commence at the beginning of the second year of the contract term and shall continue for the remainder of the contract term including any option renewals. Upon expiration or sooner termination of the contract for any reason, all monies remaining in the account, including any interest earned, shall be paid to the NAFI.

**K. Concession Payment**

In return for the opportunity to manage and operate the bowling center, the Concessioner shall pay to the NTC Great Lakes NAFI a concession fee for the term of this contract based on either a percentage of gross receipts or a guaranteed minimum lump sum payment, whichever is greater over the contract year. Gross receipts from each transaction, sale, or activity of the Concessioner shall be reported under one or more of the categories listed in Exhibit A, as applicable. Within 15 calendar days

after the close of each and every month of the term hereof, the Concessioner shall file a report of gross receipts and make such payments to the NAFI. Concessioners will propose a payment schedule which will be incorporated into the contract by completing Exhibit A in Section III of the RFP.

#### **L. Inspections**

The Concessioner shall allow Government and NAFI inspection at any time. These inspections may include construction reviews, investigation of customer complaints, health and fire hazard inspections, and visits to ensure contract compliance. In addition, "open book" accounting shall be maintained under this contract, and the Contracting Officer shall have the right, during normal working hours, to audit accounts kept pursuant to the contract without advance notice.

In addition, the Concessioner shall be subject to all State and local inspections for compliance with State and local codes, ordinances, and regulations. Examples include sanitation, food service, and hazardous material use and storage.

#### **M. Maintenance**

The Concessioner shall, to the satisfaction of the Contracting Officer, keep and maintain the Government's premises and all improvements of any kind, which may be erected, installed, or made thereon by the Concessioner, in good and substantial repair and condition, including painting, and shall make all necessary repairs and alterations thereto. The Concessioner shall give prompt notice to the Contracting Officer of any fire or damage that may occur from any cause whatsoever.

The Concessioner expressly agrees to maintain the bowling center in a safe, clean, healthy, and sanitary condition to the complete satisfaction of the Contracting Officer and in compliance with all applicable laws. The Concessioner further agrees to provide proper containers for trash and garbage and to keep the premises free and clear of rubbish and litter. The Contracting Officer shall have the right to enter upon and inspect the said premises at any time for cleanliness and safety.

The Concessioner shall from time to time make any and all necessary repairs to, or replacement of, any equipment, structure, or other physical improvement in order to comply with the Concessioner Operations and Maintenance Plan (Exhibit E), or as required in writing by the provision of this clause.

If the Concessioner fails to make any such repairs or replacements as required, the Contracting Officer may notify the Concessioner of said default in writing, and should the Concessioner fail to cure said default and make said repairs or replacements within a reasonable time as established by the Contracting Officer, NAFI may make such repairs or replacements and the cost thereof, including, but not limited to, the cost of labor, materials, and equipment, shall be charged against the Concessioner and shall become a part of the Concession Fee payment for the next period following the period of default.



**N. Utilities**

All utilities will be paid for by the Concessioner. The Concessioner shall install demand meters for any unmetered utilities to enable charges to be determined. Exhibit C lists current utility costs and shows availabilities. The Concessioner is not required to use any utility or service provided through the Navy but must coordinate delivery as required with NTC Great Lakes. The offeror is responsible to confirm, as necessary, the accuracy of location and adequacy of service needed to prepare its proposal. Points of connection for public utilities are also indicated in Exhibit C.

In no event shall the NAFI be liable for an interruption or failure in the supply of any such utilities to the areas of concern of this contract.

**O. Taxes**

The successful Concessioner will assume sole liability for all Federal, state, and local taxes applicable to the property, income, and transactions of the concession.

**P. Security and Fire Protection**

Base Security and Fire Protection will be provided by NTC Great Lakes in accordance with the installation's rules and regulations (see Attachments 9 and 10); however, the successful Concessioner will be required to conform with Navy Life Safety Requirements at all times during the contract term.

Physical security of the Concessioner's operations and facilities during the contract shall be the responsibility of the Concessioner. Security shall include the safe-keeping of all structures, facilities, equipment, all items for sale, and all records used in the management and operation of the bowling center.

**SECTION II**  
**CONTRACT ADMINISTRATION DATA**

**A. Contracting Officer**

Commanding Officer  
Naval Training Station  
Great Lakes, Illinois 60088

**B. Contracting Officer's Representative**

The Contracting Officer's Representative for this contract is:

Recreational Services Director  
Naval Training Station  
Great Lakes, Illinois 60088

The Contracting Officer's Representative (COR) has only that responsibility and authority specifically delegated in the letter of appointment. The COR does not have any authority to bind the NAFI or the Government except for that cited in the letter of appointment.

### SECTION III

### CONCESSION AGREEMENT

This Concession contract made and entered into by and between the NTC Great Lakes Morale, Welfare, and Recreation Fund, hereafter called the "NAFI," a Non-appropriated Fund Instrumentality of the U.S. Government and \_\_\_\_\_ hereafter called the "Concessioner."

#### WITNESSETH

That for consideration of the terms and conditions hereinafter set forth, and payments to be made as hereinafter stipulated, the said parties agree as follows:

#### ARTICLE 1 - DEFINITIONS

As used throughout this contract agreement, the following items and abbreviations have the meanings set forth below:

a. The term "Concession contract" means this agreement or order and any modifications hereto.

b. The term "NAF" means Non-appropriated Funds and are monies other than those appropriated by the Congress of the United States.

c. The term "NAFI" means the NTC Great Lakes Morale, Welfare, and Recreation Non-appropriated Fund, an instrumentality of the United States Government, and includes all its assignees, designees, and successors in interest. The Fund includes all other non-appropriated fund instrumentalities of the United States that may have an interest in this contract, such as the Navy Morale, Welfare, and Recreation Non-appropriated Fund, their assignees, designees, and successors in interest.

d. The term "Contracting Officer" means the person executing or responsible for administering this contract on behalf of the NAFI which is a party hereto, or his successor or successors, and representatives.

e. The term "Concessioner" means the party responsible for providing management and operation services to the NAFI under this contract agreement.

f. The term "book value" means the value of property as shown on the books of a business (Concessioner) and is determined to be the cost of the property less depreciation.

g. The term "gross receipts" means the total amount realized by the Concessioner for cash or credit, of services and merchandise sold under the terms of this contract exclusive of state or local sales tax.

h. The term "median" means the central value of a set of observations that have been arranged in order of magnitude. It is the value which divides the set so that an equal number of items are on either side of it. For example, if local bowling center fees were: \$1.25, \$1.50, \$1.75, \$2.00, and \$2.25, then the median is \$1.75. If there were an even number of survey points, then the median is calculated as halfway between the central two items. Using the above example, removing the \$2.25 from the survey, the median would be  $(\$1.50 + \$1.75) \div 2 = \$1.63$ .

## ARTICLE 2 – TERM OF CONTRACT

a. The initial term of this Concession contract is for a period of twenty-five (25) years, commencing on \_\_\_\_\_ and ending on \_\_\_\_\_, unless terminated sooner in accordance with the provisions of ARTICLE 4.

b. Option to Extend. Subject to the Contracting Officer's determination of Concessioner's satisfactory performance, the Contracting Officer may decide to extend the term of this contract for a period of ten (10) years. The Contracting Officer will give the Concessioner a preliminary written notice of its intent to extend the term of the contract at least 90 calendar days before the contract expires. The Concessioner shall, within 5 days of receipt of the Contracting Officer's preliminary written notice, provide the Contracting Officer with written notice of its intent to accept or decline the offer to extend the contract term. This contract may not be extended or amended in any respect except when agreed to in writing by the Contracting Officer and the Concessioner.

c. If the Contracting Officer exercises this option, the extended contract shall also include this option provision, thereby allowing the Contracting Officer to extend the contract for an additional period of ten (10) years.

d. The total duration of this contract, including the exercise of any options under this clause, shall not exceed 45 years.

## ARTICLE 3 – EXPIRATION

Upon expiration of this contract, the NAFI may, at its option:

- a. Negotiate a succeeding Concession contract;
- b. Compensate the Concessioner for his improvements in accordance with ARTICLE 5; or
- c. Require the Concessioner with 60 calendar days after expiration or termination of this contract, to remove at its cost and expense all Concessioner-installed machinery, appliances, or fixtures as are not firmly affixed to said structures, buildings, or improvements. All improvements and property not so

removed shall be deemed abandoned by the Concessioner and may be used or disposed of by the NAFI in any manner whatsoever without any liability to account to Concessioner, but such abandonment shall not reduce the obligation of the Concessioner to restore the premises.

#### **ARTICLE 4 - TERMINATION**

a. Termination for Convenience. This contract will be automatically terminated in the event of the disestablishment of the NTC Great Lakes NAFI.

b. Termination for Default. The Contracting Officer may terminate the Concession contract for default in the event the Concessioner violates any of the terms and conditions of this contract or any of the terms and conditions of any capital improvement, operations, management, or maintenance plans, or agreements herein required and continues and persists therein for 60 calendar days after written notice thereof by the Contracting Officer. In such event, the Concessioner shall be liable for damages including the excess costs incurred by the NAFI in resoliciting and renegotiating a new contract, and the reasonable costs incurred in performing any obligations on the part of the Concessioner to be performed by the NAFI.

c. Termination for Casualty. The Concessioner or the Contracting Officer shall have the right to terminate this contract upon 30 days written notice to the prospective designated agents of the parties hereto in the event of damage to, or destruction of all of the improvements on the assigned property or such a substantial portion thereof as to render 50 percent or more of the improvements actually used by the Concessioner for its operations incapable of such use, but only if (i) the Contracting Officer has not, within 60 calendar days of such damage or destruction, either authorized or directed the repair, rebuilding, or replacement of the improvements, or made provisions for payment of such repair, rebuilding, or replacement by application of insurance proceeds or otherwise or (ii) the repairs, rebuilding, or replacement cannot reasonably be expected to be substantially completed within 6 months of the damage or destruction, and further that (iii) such damage or destruction was not occasioned by fault or negligence of the Concessioner or any of its officers, agents, servants, employees, licensees, or invitees, or by any failure on the part of the Concessioner to fully perform its obligations under this contract.

d. Any termination of this contract shall terminate all rights, duties, and obligations between the parties, except as to the disposition of improvements as discussed in ARTICLE 5.

#### **ARTICLE 5 - DISPOSITION OF IMPROVEMENTS**

a. Subject to the provisions of ARTICLE 6, but notwithstanding any other provisions of this contract, title to Concessioner improvements shall remain the property of the Concessioner for the term of the contract. Concessioner interests do

not include any interest in the assigned land upon which the improvements are located.

b. At any point during the contract and with the Contracting Officer's approval, the Concessioner may donate by transfer of title, all Concessioner improvements at no cost to the NAFI on behalf of the U.S. Government. The Concessioner shall execute any documents necessary to transfer title to the NAFI free and clear of any liens or claims in favor of the Concessioner.

c. At expiration or earlier termination of this contract in whole or in part, the Concessioner shall, at the option of the NAFI:

1. Remove the improvements and restore the assigned property to the satisfaction of the Contracting Officer, or

2. All property not so removed shall be deemed abandoned by the Concessioner and may be used or disposed of by the NAFI in any manner whatsoever without any liability to account to Concessioner, but such abandonment shall not reduce the obligation of the Concessioner to restore the premises.

3. Transfer title to the NAFI for all Concessioner improvements made upon NAFI property, except Concessioner signage and trade equipment. Compensation shall be determined in accordance with ARTICLE 6d.

#### **ARTICLE 6 - COST REIMBURSEMENT**

a. In the event of Termination for Convenience, the NAFI will reimburse the Concessioner for Concessioner-installed improvements at their depreciated book value.

b. In the event of Termination for Default, the NAFI will make no payment for Concessioner improvements.

c. The Concessioner shall be required to maintain records of the unamortized value of capital assets in accordance with Generally Accepted Accounting Principles for discounting such assets.

d. Upon expiration of this contract and in the event the NAFI exercises its option to obtain title to Concessioner improvements under ARTICLE 5, the NAFI shall pay a total sum of \$1.00 or the depreciated book value of improvements, whichever is greater. The Concessioner will have the right to remove all signage and trade equipment.

#### **ARTICLE 7 - REIMBURSEMENT GUARANTEE**

Notwithstanding the provisions of ARTICLE 6, the NAFI guarantees to reimburse the Concessioner for Concessioner-installed capital improvements at their certified depreciated book value if and when the authorized military strength, less 75 percent of Recruit Training Command students, at NTC Great Lakes should

be reduced by 50 percent or more for a period exceeding 90 consecutive days, of the authorized military strength, less 75 percent of Recruit Training Command students, existing at the time of contract award. In the event of the exercise of the reimbursement guarantee, the Concession contract shall be determined.

#### ARTICLE 8 - CONCESSION FEE

In return for the privileges granted herein, the Concessioner shall pay to the NTC Great Lakes NAFI a fee for the term of this contract as follows:

a. The Concessioner shall pay, on a monthly basis, concession fees in terms of a percentage of gross receipts or a guaranteed minimum lump sum payment, whichever is greater, in the amounts indicated in Exhibit A attached hereto and by this reference made a part hereof.

b. Payments shall be based on gross receipts, exclusive of State of Illinois and/or local sales taxes, and shall be paid to the NAFI within 15 days after the last day of each month that the Concessioner operates and shall be accompanied by a certified statement showing detailed receipts. All concession fee payments consisting of \$10,000, or more, shall be deposited electronically by the Concessioner through the Treasury Financial Communications System.

c. An interest charge will be assessed on overdue amounts for each thirty (30) day period, or portion thereof, that payment is delayed. The interest rate per annum shall be the interest rate in effect which has been established by the Secretary of the Treasury.

d. The Concessioner shall keep the books of accounts and records of all operations and establish a system of bookkeeping and accounts in a manner considered to be good accounting practice according to the American Institute of Certified Public Accountants and acceptable to the Contracting Officer. The Concessioner shall furnish to the Contracting Officer, within ninety (90) days after the end of each operating year, a balance sheet, a profit and loss statement, a statement of total compensation (salaries, wages, bonuses, and dividends) paid as a result of the operations authorized under this contract, and any other financial documents required by the Contracting Officer. If the annual gross receipts exceed \$250,000, the Concessioner shall have the financial statements audited by an independent certified public accountant or by an independent licensed public accountant certified or licensed by regulatory authority of a state or other subdivision of the United States.

## ARTICLE 9 – OPERATIONS AND MANAGEMENT

The Contracting Officer authorizes the Concessioner during the term of this contract to provide for the operations and management of a bowling center at NTC Great Lakes as follows:

a. The Concessioner shall provide on-site, professional management as well as the necessary plant, personnel, equipment, goods, and commodities required to provide herein described services.

b. Fees and Charges. Bowling fees for currently authorized users shall not exceed 75 percent of the average (median) fees, including taxes and rounded up to the nearest five cents, charged by local bowling centers within Lake County, Illinois.

The Concessioner shall survey the fees of local bowling centers within Lake County, IL, and submit the results to the Contracting Officer not later than 15 days after contract award. The Concessioner's bowling fees may not be adjusted more than once per calendar year and notice of fee changes must be preceded by a new Concessioner's survey submitted to the Contracting Officer 30 calendar days prior to the anniversary of the concession license award. Contracts in effect for league play, at the time of contract award, shall not be revised and shall remain in effect until their expiration at the end of the bowling season.

The Concessioner will be free to determine the pricing for services and merchandise not related to bowling fees. This includes bowling lessons, snack bar prices, amusements, and pro shop merchandise. Such price flexibility should enable the Concessioner to provide a full-service operation and still remain sensitive to market demands.

All fees and charges by category shall be posted plainly for bowling center users. Contracting Officer approved adjustments of fee structures shall be posted at least 30 calendar days prior to the new fee structure going into effect.

c. Hours of Operation. Hours of operation will be determined by the Concessioner. The bowling center will be operated year round.

d. Government Rules and Regulations. Rules, regulations, and directives that are in effect or are issued during the contract term by the Department of the Navy and subordinate commands under their responsibility for law, order, administration, or security on the installation shall be applicable to all concessioner personnel or representatives who enter the installation. These requirements include, but are not limited to, vehicle registration, maintenance of good order and discipline, security checks, control of drugs and alcohol, and building signage.

e. Snow Removal. Snow removal will be accomplished by NTC Great Lakes; however, the Concessioner will be required to clear pedestrian walkways, two strip parking lots adjacent to the bowling center, and any additional parking space constructed by the Concessioner.



f. **Products and Services.** All supplies, services, and food required to perform this Concession contract shall be provided by the Concessioner at its own expense. Title to such products and supplies shall remain with the Concessioner until sold or otherwise disposed of.

g. **Bowling Pro Shop.** The Concessioner shall maintain the pro shop with bowling equipment and related items for the convenience of bowlers. The Concessioner is encouraged to explore expanding this facility, however, not at the expense of the bowling operations.

h. **Food and Beverage Operations.** The Concessioner shall provide a food and beverage service operation for the convenience of bowlers. The Concessioner shall comply with all Federal, state, and local ordinances in the serving of food and beverages. The Concessioner is encouraged to explore expanding this service; however, not at the expense of the bowling operations.

i. **Promotion and Advertising.** Promotion and advertising shall be the full responsibility of the Concessioner. The Concessioner will not present in any manner, expressed or implied, that its products or services are approved by any element of the United States Government.

j. **Employment Practices.** The Concessioner shall be responsible for hiring, managing, and firing all employees working at the bowling center.

The Concessioner shall give NAFI employees, displaced as a result of the conversion to contract performance, the right of first refusal for employment under the provisions of the contract, at wages and benefits to be determined by the Concessioner. NAFI employees accepting employment with the Concessioner shall not be subject to arbitrary dismissal for a period of at least 180 calendar days after accepting employment. The Concessioner is liable to pay appropriate fees, taxes, and funds in behalf of Federal, state, and local governments and convey these funds to appropriate authorities.

k. **Trash Removal.** The Concessioner shall be responsible for timely removal of all trash from its operations. This trash shall be removed from NTC Great Lakes at least once per week.

l. **Insurance.** The Concessioner assumes the full responsibility for loss or damage to its owned or leased improvements and equipment as well as U.S. Government property made available under the terms of this contract. The Concessioner shall, at its own expense, and with a company acceptable to the contracting officer, provide and maintain during the entire performance period of this contract insurance of all property used in the operation against theft, fire, storm, flood and damage or destruction at least in the kinds and minimum amounts of insurance listed below:

<u>Type of Insurance</u>	<u>Per Person</u>	<u>Per Accident</u>	<u>Property</u>
Comprehensive General Liability	\$300,000	\$1,000,000	\$100,000
Automobile Liability	\$300,000	\$1,000,000	\$100,000
Worker's Comp.	As Required		
Other as required by state law			

Policies may not be canceled without adequate substitution before cancellation. Two copies of insurance certificates shall be provided to the Contracting Officer prior to contract award.

m. Permits, Licenses, and Taxes. The Concessioner shall, at its own expense, obtain all permits, give all necessary notices, pay all license fees, and comply with all state, municipal, and national laws, rules, ordinances, and regulations, and assume complete sole liability for all national and local taxes applicable to the property, income, and transactions of the concession.

n. Labor Laws. The Concessioner shall comply with all standards established pursuant to Federal, State, or local labor laws, such as those concerning equal opportunity, minimum wages, child labor, hours of work, and safety that apply in Illinois. Concessioner shall comply with Federal child labor regulations regardless of its annual volume of business or any other exemption provided by Federal law.

o. Representation. The Concessioner shall not represent or permit himself to be represented to the public as an agent or employee of the NAFI or the Government by the use of the name of the NAFI on letters, bills, signs, or by any other means. Concessioners are in no sense agents of the United States, the NAFI, the Contracting Officer, the commanding officer of NTC Great Lakes, or of any other entity having to do with the operation of NAFI business.

p. Government Property. The Concessioner shall not sell or remove any property owned by the NAFI or the Government without the prior written approval of the Contracting Officer.

q. News Releases. The Concessioner shall not issue news releases (including photographs and film, public announcements, or denial or confirmation of same) on the subject matter of this contract or any phase of any program hereunder without the prior written approval of the Contracting Officer.

r. Relationship with the NAFI. The NAFI and the Concessioner agree that the services to be delivered under this contract are non-personal services and the parties further recognize and agree that no employer-employee relationship exists or will exist under the contract between the NAFI and the Concessioner or between the

NAFI and the Concessioner personnel. Concessioner personnel shall be responsible solely to the Concessioner, who in turn, shall be accountable to the NAFI.

s. Gambling. The Concessioner shall not engage in or permit gambling or any gambling device on the premises.

t. Special Events. Any events that include non-authorized users require advance written approval of the Contracting Officer.

#### **ARTICLE 10 - UTILITIES**

a. All utility services, metering, and connection costs shall be paid for by the Concessioner. Costs and availabilities for Government-provided utilities are provided in Exhibit C.

b. All costs for telephone and communications services associated with this Concession contract will be the Concessioner's responsibility.

c. In no event shall the NAFI be liable for an interruption or failure in the supply of any such utilities to the areas of concern of this contract.

d. The Concessioner may, with the written approval of the Contracting Officer, secure any utility service at its own expense from other sources.

#### **ARTICLE 11 - TAXES**

a. The Concessioner shall assume complete liability for all taxes applicable to its property, income, and all of its transactions during the term of the contract. The Concessioner will not be reimbursed by NAFI for any direct or indirect tax imposed on it by Federal, state, or local authorities. Where a state law imposes a sales tax on the sale of an item or service by the Concessioner to the patron, the sales tax shall be collected from the patron.

b. The Concessioner shall promptly pay any and all taxes which may be lawfully imposed by any state or its political subdivisions upon its improvements or business.

#### **ARTICLE 12 - EXISTING SITE AND FACILITIES**

a. Site. The Government assigns for use by the Concessioner, during the term of this contract, a parcel of land at NTC Great Lakes necessary to conduct the operations authorized under this contract. Attachment 11 contains site descriptions of the NTC Great Lakes bowling center and facilities.

b. The Contracting Officer shall have the right at any time to enter upon the land and improvements assigned to the Concessioner for any purpose he may deem reasonably necessary for the administration of the area or for the provision of services.

c. Facilities. The NAFI facilities assigned to the Concessioner are all bowling-related facilities including the bowling center and all associated equipment and furnishings at NTC Great Lakes. "NAFI facilities" mean buildings, structures, utility systems, fixtures, equipment, and other improvements on the assigned parcel of land constructed or acquired by the Government and provided by the NAFI for the purposes of this contract. An inventory of the facilities, equipment, and furnishings is contained in Exhibit B.

### ARTICLE 13 - MAINTENANCE

a. The Concessioner shall give prompt notice to the Contracting Officer of any fire or damage that may occur from any cause whatsoever. The Concessioner shall, to the satisfaction of the Contracting Officer, keep and maintain the Government's premises and all improvements of any kind, which may be erected, installed or made thereon by the Concessioner, in good and substantial repair and condition, including painting, and shall make all necessary repair and alterations thereto.

b. The Concessioner expressly agrees to maintain the bowling center in a safe, clean, wholesome, and sanitary condition to the complete satisfaction of the Contracting Officer and in compliance with all applicable laws. The Concessioner further agrees to provide proper containers for trash and garbage and to keep the premises free and clear of rubbish and litter. The Contracting Officer shall have the right to enter upon and inspect the said premises at any time for cleanliness, safety, and healthiness.

c. The Concessioner at its own cost and expense shall from time to time make any and all necessary repairs to, or replacement of, any equipment, structure, or other physical improvement whether NAFI or Government-owned, in order to comply with the Concessioner's Operations and Maintenance Plan (Exhibit E), or as required in writing by the provision of this clause. At the end of the useful lives of bowling center equipment and furnishings, the Concessioner shall replace such equipment and furnishings at its own expense; replacements, if not built-in equipment, will remain the property of the Concessioner and may be removed at the end of the contract. The Concessioner shall not sell or remove or alter any NAFI or Government-owned equipment or furnishings without the prior written approval of the Contracting Officer. If the Concessioner fails to make any such repairs or replacements as required, the Contracting Officer may notify the Concessioner of said default in writing, and should the Concessioner fail to cure said default and make said repairs or replacements within a reasonable time as established by the Contracting Officer, NAFI may make such repairs or replacements and the cost thereof, including, but not limited to, the cost of labor, materials, and equipment, shall be charged against the Concessioner and shall become a part of the Concession Fee payment for the next period following the period of default.

d. The design, repair plan, and schedule for all facility repairs and maintenance in excess of a minimum cost must be approved in writing by the Contracting Officer prior to commencement. This minimum cost shall be \$10,000 at

the time of contract award and shall be raised at the beginning of each fiscal year at the rate of 5 percent compounded annually and rounded to the nearest \$100. The Concessioner shall present the general concept of each repair to the Contracting Officer who will disapprove it or approve it pending favorable review of a detailed submission. The Concessioner shall then submit details of the proposed design, materials, and schedule for final Contracting Officer approval. This approval will not be unreasonably withheld.

e. To ensure that a high standard of physical appearance, operations, and repair and maintenance is maintained, appropriate inspections will be carried out jointly by the Contracting Officer and the Concessioner.

#### ARTICLE 14 - CONCESSIONER IMPROVEMENTS

a. Definition. "Concessioner Improvements" means buildings, structures, fixtures, equipment, and other improvements, upon the assigned land, provided by the Concessioner for the purposes of this contract. *Concessioner's improvements do not include any interest in land.*

b. Construction of Improvements. During the term of this contract, the Concessioner shall, at his own expense, design, construct, erect, replace, install and maintain buildings, and/or other structures and improvements as agreed to. The exterior design of all improvements shall be generally compatible with existing base facilities as determined by the Contracting Officer and in compliance with the base's exterior architectural plans and shall comply with local building codes except as provided in this article. All improvements constructed shall be and remain the property of the Concessioner for the term of the contract.

No buildings, structures, or improvements shall be constructed, erected, or installed on the premises nor shall any permitted building, structure, or other improvements be materially altered without the express written permission of the Contracting Officer.

The Concessioner, at its own cost, shall obtain all applicable plan and environmental reviews and inspection services from local building officials and/or professionals licensed to provide those services, and certify in writing to the Contracting Officer that all construction complies with the approved plans and specifications. The Contracting Officer may request the Concessioner to obtain reviews or inspections in addition to those required by local building officials. Government monitoring and acceptance shall not relieve the Concessioner of its responsibilities to construct the facilities in accordance with the provisions of this contract and to obtain all required permits and approvals.

The Concessioner shall be responsible for securing any permits required for construction, and shall be required to coordinate the construction activity with the Contracting Officer and Base Public Works Center. Government inspectors shall be permitted to inspect the work site at any time.

c. **Construction Schedule.** All required capital improvements specified in Exhibit D shall be constructed in 730 calendar days (2 years) after contract award. Unless delay is due to causes beyond the control and without fault or negligence of the Concessioner and/or those engaged in the construction of improvements, failure of the Concessioner to construct improvements shall constitute a default of the Concession contract.

Therefore, in accordance with Exhibit F hereto, the Concessioner shall submit a final schedule within ten (10) calendar days after award of the Concession contract. The schedule is to be used by the Concessioner for planning, organizing, and directing the construction work. During construction an updated version of the schedule will be submitted to the Contracting Officer on a monthly basis. If there are changes to the project not reflected by the latest monthly update, the Concessioner shall provide another update reflecting all of the changes within five (5) calendar days. The Concessioner shall also submit a narrative report with the updated schedule which shall include a description of problem areas, any delaying factors, an explanation of corrective action and an estimate of the completion percentage.

The Concessioner shall submit a detailed construction schedule for the required capital improvements within 30 calendar days after award of the Concession contract. The construction schedule is to be used by the Concessioner for planning, organizing, and directing the construction work.

d. **Design Submittals.** For those required capital improvements requiring completion within 2 years of Concession contract award, the Concessioner shall provide to the Contracting Officer within 90 days after award, five copies of all final construction drawings and planning documents, plus one reproducible set of all drawings and five copies of design calculations submitted for review to all applicable permitting agencies. These submittals must meet the requirements of the contract and comply with all applicable provisions contained in appropriate codes and ordinances for which consistency reviews and approvals are required.

e. **Applicable Codes, Ordinances, and Standards.** The Concessioner shall comply with all codes and ordinances applicable to the operation of the bowling center and at its own expense obtain all necessary permits and related items.

1. The Concessioner agrees that at or prior to submission of any plats, plans, specifications or applications for permit with respect to compliance with applicable codes, laws and regulations, the Concessioner shall provide the Contracting Officer or his designated representative with a copy of each such submission. In addition, the Concessioner shall submit a complete copy of any approved plats, plans, specifications and permits.

Improvements shall meet all local and state environmental protection standards and requirements and comply with the National Environmental Protection Act (NEPA) requirements.

2. **General Life Safety Compliance.** Design, construction, and operations shall conform to the building laws of the local jurisdiction and the standards and criteria specified herein applicable at the time proposals are due. In the event of conflict or inconsistency between the standards and local codes, those which are more restrictive will govern. Any provisions of the local codes relating to requirements for obtaining state and/or local inspections or permits are applicable. Responsibility for obtaining all permits and licenses and for complying with local, county, and state codes or regulations is solely that of the Concessioner.

3. **OSHA Criteria.** The Concessioner agrees to comply with the Occupational Safety and Health Administration (OSHA) safety and health standards which are contained in Title 29 of the Code of Federal Regulations (29 CFR).

4. **Physical Handicapped Criteria.** The Concessioner agrees to comply with the "Uniform Accessibility Standards" which are contained in the Federal Register, Volume 49, Number 153 of August 7, 1984, as amended by 51 FR 18647 of May 21, 1986.

5. **Local Health and Occupancy Criteria.** The Concessioner agrees to comply with applicable local standards governing health, sanitation, and pest control, and to maintain current occupancy certificates or permits, as required.

6. **Specific Applicable Criteria.** Concessioner improvements shall comply as a minimum with the following codes and standards:

American Society for Testing and Materials (ASTM)

ASTM E-84 (1986) Standard Test Method for Surface Burning Characteristics of Building Materials

ASTM E-336 (1984) Measurement of Airborne Sound Insulation in Buildings, Test Method for ASTM C-423 (1984) Sound Absorption and Sound Absorption Co-Efficients by the Reverberation Room Method

American National Standards Institute (ANSI)

ANSI C2-84 National Electrical Safety Code

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)

ASHRAE Standard 90-A (1980) Energy Conservation in New Building Design

National Fire Protection Association (NFPA)

NFPA 10 Standard for Portable Fire Extinguishers

NFPA 13 Standard for Installation of Sprinkler Systems

NFPA 14 Standard for Standpipes and Hose Systems

NFPA 24 Private Fire Service Mains and Appurtenances

NFPA 70 National Electric Code (1987)

NFPA 101 Code for Safety to Life from Fire in Building and Structures (1985)

NFPA 1221 Public Fire Service Communications (1984)

Basic National Building Code (BOCA)

Basic National Building Code, 1987

Uniform Plumbing Code (UPC)

Uniform Plumbing Code, 1979

f. Approval of Capital Improvements. The design, construction plan, and schedule of all capital improvements must be approved in writing by the Contracting Officer prior to commencement of construction. This applies to the required improvements in Exhibit D, any guaranteed additional improvements offered in the Concessioner's proposal, and any future improvements the Concessioner may propose.

Construction is not to commence until the Contracting Officer has reviewed the final construction plans and specifications and only after all approvals and permits have been secured from appropriate issuing bodies. Such review does not constitute approval or acceptance of any variations from the contract or from the proposal unless such variations have been specifically pointed out in writing by the Concessioner and specifically approved in writing by the Contracting Officer. Piecemeal submission normally will not be acceptable. However, to expedite project development, the Contracting Officer may accept a submission for site development, and if found satisfactory, allow the Concessioner to proceed with earthwork and other elements of site development while the construction plans and specifications for total work are completed, provided site preparation work permits are secured from local review agencies.

Contract completion time shall include adequate time for Contracting Officer review of drawings, plans and specifications. Normally the Contracting Officer will not require more than 30 days for review of the construction drawings, plans, and specifications submissions since the Contracting Officer will be guided by the detailed review and approvals issued by the appropriate public review agencies and since partial reviews are not contemplated, except possibly for site development, time spent by the Contracting Officer on such submissions will not be chargeable against the cited 30 days. Final construction plans and specifications found to be not in compliance with the contract and proposal will be returned to the Concessioner for correction and resubmission. Under such circumstances the Contracting Officer



shall have a 15 day review period adjusted to commence upon receipt of the revised submittals with no increase in the total contract completion date provided.

#### **ARTICLE 15 - ACCEPTANCE INSPECTION**

a. Within 10 calendar days after written notification of each improvement's completion and Concessioner's receipt of all permits, the Contracting Officer will conduct an acceptance inspection in order to ensure compliance with the terms and conditions of this contract. The notification to be provided to the Contracting Officer shall be accompanied by copies of all necessary final permits (including occupancy permit) issued by the appropriate local government agencies, and by a physical survey and inspection report of each part of the work to be accepted by the Contracting Officer, reflecting the then-physical condition. To facilitate this inspection, the Concessioner shall deliver to the Contracting Officer 2 full size sets of construction drawings, accurately marked in red with adequate dimensions, to show all variations clearly indicating "As-Built" conditions.

b. Upon determination by the Contracting Officer that the facilities are in compliance with the terms and provisions of this RFP and the contract herein, the Contracting Officer will issue a certificate of acceptance to the Concessioner.

c. Should the facilities not be in compliance with the provisions of the contract herein, a list of deficiencies will be made by the Contracting Officer and given to the Concessioner within 10 days of notification. The Concessioner shall promptly correct such deficiencies before the Contracting Officer issues a certificate of acceptance and the space is opened for business.

d. Upon completion of Concessioner improvements, the Concessioner shall prepare and submit in writing a certified statement of Concessioner funded costs (supported by invoices) applicable to the design and construction. The statement shall be in sufficient detail to substantiate the depreciation schedule for each improvement.

#### **ARTICLE 16 - CAPITAL IMPROVEMENTS AND MAJOR REPAIRS ESCROW ACCOUNT**

a. The Concessioner shall pay 5 percent of the gross lineage revenue into an interest bearing escrow account to ensure continuous performance of a capital improvements and major repairs program over the term of the contract. The money and any interest it earns may be used by the Concessioner towards capital improvements not covered in Exhibit F. It may also be used for major repair projects in excess of a minimum cost. This minimum cost shall be \$10,000 at the time of contract award and shall be raised at the beginning of each fiscal year at the rate of 5 percent compounded annually and rounded to the nearest \$100.

b. The Concessioner shall establish an interest-bearing account with a local commercial bank or other third party approved by the Contracting Officer. All costs, expenses, and other charges, if any, associated with the account shall be borne by the Concessioner. Monthly payments to this capital improvements and major repairs

escrow account shall commence at the beginning of the second year of the contract term and shall continue for the remainder of the contract term including any option renewals. Upon expiration or sooner termination of the contract for any reason, all monies remaining in the account, including earned interest, shall be paid to the NAFI.

#### **ARTICLE 17 – BONDS**

a. **Guaranty Bond.** To assure the execution of the Concession contract and the performance bonds, each offeror shall submit with its bid a guaranty bond (Standard Form 24, Attachment 3) executed by a surety company holding a certificate of authority from the Secretary of the Treasury as an acceptable surety, or other security as provided in Section V-H-16. Security shall be in the sum of \$50,000. The bid guaranty shall be accompanied by a verifax or other facsimile copy of the agent's authority to sign bonds for the surety company.

b. **Construction Performance Bond.** Within ten (10) days after award of the Concession contract, the Concessioner will be required to furnish two (2) copies of a construction performance bond (Standard Form 25, Attachment 4), with good, sufficient, and acceptable sureties, to be in effect until the initial two-year capital improvement phase of the Concession contract is complete. This bond will be furnished prior to the commencement of contract performance. The penal sum of the bond shall equal 100 percent (100%) of the Concessioner's cost of construction, as shown in Exhibit F.

c. **Concession Fee Payment Bond.** Within ten (10) days after award of the Concession contract, the Concessioner will be required to furnish two (2) copies of a payment bond, with good, sufficient, and acceptable sureties, to be in effect until the initial twenty (20) year term of the Concession contract is complete. This bond will be furnished prior to the commencement of contract performance. The penal sum of the bond shall equal 100 percent (100%) of the Concessioner's total guaranteed minimum payments, as shown in Exhibit A.

#### **ARTICLE 18 – SERVICES TO BE PROVIDED BY THE GOVERNMENT**

a. **General Base Security,** as described by the rules and regulations of the Naval Training Center (see Attachment 9), Great Lakes, except that security of construction areas, materials, and operations during the construction period; and internal security specific to the operation of the bowling center are the responsibility of the Concessioner.

b. **Fire Protection,** as described by the rules and regulations of the Naval Training Center, Great Lakes (see Attachment 10).

c. **Utilities,** with regard to the requirements outlined in ARTICLE 10 and as described in Exhibit C of this contract, unless contracted for directly with the utility companies.

d. All services not specifically designated to be provided by the Government or the NAFI are the responsibility of the Concessioner.

#### **ARTICLE 19 – ASSIGNMENTS OR SALE OF INTERESTS**

a. The Concessioner shall not assign or otherwise sell or transfer responsibilities under this contract, nor sell or otherwise assign or transfer a controlling interest in such operations, this contract, or a controlling interest in the Concessioner's ownership without prior approval of the Contracting Officer. Such approval shall not be unreasonably or arbitrarily withheld so long as such assignee or purchaser has both experience and expertise in the development, construction, management, and operation of bowling centers (or if it does not have such experience or expertise, it retains a reputable management agent which does) and a net worth acceptable to the Contracting Officer, and consists of reputable individuals who have no conflicts of interest with the NAFI.

b. The Concessioner shall not enter into any agreement with any entity or person except employees of the Concessioner to exercise substantial management responsibilities for the operation authorized under this contract.

c. No mortgage shall be executed, and no bonds, shares of stock, or other evidence of interest in, or indebtedness upon, the assets of the Concessioner, including this contract, except for the purposes of constructing, installing, enlarging, or improving facilities or equipment required under the terms and conditions of the contract.

d. In the event of default on such a mortgage, encumbrance, or such other indebtedness, or of other assignment, transfer, or encumbrance, the creditor or any assignees thereof, shall succeed to the interest of the Concessioner in such assets but shall not thereby acquire operating rights or privileges which shall be subject to the disposition of the NAFI.

#### **ARTICLE 20 – CHANGES**

a. The Contracting Officer may at any time, by written order, make changes within the general scope of this contract in any one or more of the following:

1. Description of services to be performed
2. Time of performance (i.e., hours of the day, days of the week, etc.)
3. Place of performance of the services
4. Specifications or requirements.

b. If any such change causes an increase or decrease in the Concessioner's cost of, or the time required for, performance under this contract, whether or not changed by the order, the Contracting Officer shall modify the Concession contract by:

1. Making an equitable adjustment in the bowling fees and/or charges, or
2. Revising the delivery schedule, or
3. Both.

c. If such change causes an increase in cost under this contract, the Concessioner must submit any "proposal for adjustment" (hereafter referred to as proposal) under this clause within 30 days from the receipt of written order. However, if the Contracting Officer decides that the facts justify it, the Contracting Officer may receive and act upon a proposal submitted before the final concession fee is paid.

d. Failure to agree to any adjustment shall be a dispute under the DISPUTES clause (ARTICLE 25). However, nothing in this clause shall excuse the Concessioner from proceeding with the contract as changed.

e. No services or work for which an additional cost or fee will be charged by the Concessioner will be furnished without the prior written authorization of the Contracting Officer or a designated representative of the Contracting Officer.

#### **ARTICLE 21 - TIME EXTENSIONS**

The Concession contract will not be terminated nor the Concessioner charged with resulting damage if delays arise from unforeseeable cause beyond the control of the Concessioner and/or its contractors, subcontractors, suppliers, or another NAFI Concessioner or contractor. However, the Concessioner shall notify the Contracting Officer, in writing, of any delay within ten (10) calendar days after it begins. The Contracting Officer shall ascertain the facts, determine the extent of the delay, and grant an extension when justified.

#### **ARTICLE 22 - SEVERABILITY AND REMEDIES**

a. If this Concession contract or any term or provision thereof or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of the Concession contract, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby and each term and provision of this Concession contract shall remain valid and be enforced to the fullest extent permitted by law.

b. The specified remedies to which the NAFI may resort under the terms of this Concession contract are cumulative and are not intended to be exclusive of any other remedies or means of redress to which the NAFI may be lawfully entitled in case of any breach or threatened breach by the Concessioner of any provisions of this Concession contract. The failure of the NAFI to insist in any one or more cases upon the strict performance of any other of the covenants of the Concession contract on the part of the Concessioner to be performed or to exercise any option herein contained

shall not be construed as a waiver or relinquishment for the future of such covenant or option.

### **ARTICLE 23 – STANDARDS OF PERFORMANCE**

The Concessioner shall be responsible for assuring that the operations authorized under the contract provide service to the best standards prevailing for similar businesses. The service rendered by the Concessioner shall at all times be orderly and sufficient to meet the reasonable demands of the authorized users.

The NAFI reserves the right to object to the services or any particular conditions of the contracted properties where it finds and deem that the services or conditions fail to meet the best standards prevailing for similar businesses. The Contracting Officer shall submit to the Concessioner a written notification of any objections. The Concessioner shall correct any unsatisfactory services or conditions within 30 calendar days of written notification. If the Concessioner cannot correct the problem within 30 days, the Concessioner shall contact the Contracting Officer to arrange a mutually acceptable timetable for correction. When the Contracting Officer determines that the unsatisfactory services or conditions threaten the authorized user's health, safety, or welfare, the Contracting Officer will notify the Concessioner verbally or in writing. (If notification is verbal, the Contracting Officer will confirm in writing within 2 days.) If deemed necessary by the Contracting Officer, the Concessioner agrees to discontinue and/or stop the threatening services and/or the areas of concern immediately upon notification. The Concessioner shall correct the problem or submit a corrective action plan within 5 calendar days of notification. The Contracting Officer will accept or reject the plan within 5 calendar days of receipt. In the event the Concessioner fails to correct the problem or to submit a corrective action plan within 5 calendar days, and the services or conditions continue to threaten the authorized user's health, safety, or welfare, and the NAFI wishes to correct the problem, the Concessioner agrees to allow the NAFI to correct the problem and to pay the costs incurred by the NAFI in doing so.

### **ARTICLE 24 – EXPANSION**

The Concessioner may expand or enlarge the facilities or services beyond the minimum required capital improvements upon approval from the Contracting Officer. The Concessioner shall submit a written proposal of any expansion with all specifications to the Contracting Officer and receive written approval before construction of the facilities or services.

These additional facilities shall become part of the original terms of this contract.

### **ARTICLE 25 – DISPUTES**

a. Except as otherwise provided in this contract, any dispute or claim concerning this contract which is not disposed of by agreement shall be decided by

the Contracting Officer, who shall state his decision in writing and mail or otherwise furnish a copy of it to the Concessioner. Within 90 days from the date of receipt of such copy the Concessioner may appeal by mailing or otherwise furnishing to the Contracting Officer a written appeal addressed to the Armed Services Board of Contract Appeals and the decision of the Board shall be final and conclusive: provided that if no such appeal is filed the decision of the Contracting Officer shall be final and conclusive. The Concessioner shall be afforded an opportunity to be heard and to offer evidence in support of any appeal under this clause. Pending final decision on such dispute, however, the Concessioner shall proceed diligently with the performance of the contract and in accordance with the decision of the Contracting Officer unless directed to do otherwise by the Contracting Officer.

b. The "Disputes" clause does not preclude consideration of law questions in connection with decisions provided for in the paragraph above, provided that nothing in this contract shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

#### **ARTICLE 26 - LAW GOVERNING CONTRACTS**

In any dispute arising out of this contract, the decision of which requires consideration of law questions, the rights and obligations of the parties shall be interpreted and determined in accordance with the substantive laws of the United States of America.

#### **ARTICLE 27 - LEGAL STATUS**

The NAFI is an integral part of the Department of Defense and is an instrumentality of the United States Government. Therefore, NAFI contracts are United States Government contracts; however, they do not obligate appropriated funds of the United States.

#### **ARTICLE 28 - EXAMINATION OF RECORDS**

a. The clause is applicable if the amount of this contract exceeds \$10,000 and the contract was entered into by means of negotiation. The Concessioner agrees that the Contracting Officer or his duly authorized representative shall have the right to examine and audit the books and records of the Concessioner directly pertaining to the contract during the period of the contract and until the expiration of 3 years after the final payment under the contract.

b. The Concessioner agrees to include the above clause in all subcontracts hereunder which exceed \$10,000.

#### **ARTICLE 29 - ASSIGNMENT**

Concessioner may not assign his rights or delegate his obligations under this contract without prior written consent of the Contracting Officer.

### ARTICLE 30 – GRATUITIES

a. The NAFI may by written notice to the Concessioner, terminate the right of the Concessioner to proceed under this contract if it is found after notice and hearing, by the Secretary of the Navy or his duly authorized representative, that gratuities (in the form of entertainment, gifts, or otherwise) were offered or given by the Concessioner, or any agent or representative of the Concessioner, to any officer or employee of the Government or the NAFI with a view toward securing favorable treatment with respect to the awarding or amending, or the making of any determinations with respect to the performing of such contract.

b. In the event this contract is terminated as provided herein the NAFI shall be entitled (i) to pursue the same remedies against the Concessioner as it could pursue in the event of a breach of contract by the Concessioner and (ii) as a penalty in addition to any other damages to which it may be entitled by law to exemplary damages in an amount (as determined by the Secretary of the Navy or his duly authorized representative), which shall be not less than three nor more than ten times the cost incurred by the Concessioner in providing any such gratuities to any such officer or employee.

c. The rights and remedies of the NAFI provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.

### ARTICLE 31 – HOLD AND SAVE HARMLESS

a. The Concessioner agrees to hold the NAFI harmless from all claims or judgments for damages resulting from the use of facilities, furnishings, and equipment listed in this contract, except for such claims or damages caused by or resulting from the negligence of NAFI customers, employees, agents or representatives. The Concessioner further agrees to indemnify and hold the NAFI harmless from and against any and all claims arising from the Concessioner's noncompliance with any of the laws, codes, controls, and requirements listed in this contract. The Concessioner shall be liable for all fines or penalties assessed against the NAFI or the Government which are engendered by any aspect of the Concessioner's performance or failure to perform under this contract. Such liability shall not be limited to the payment of the fines or penalties assessed against the Concessioner, but shall include the reimbursement of all such costs, fines, or penalties if paid by the NAFI or the Government.

b. The Concessioner shall indemnify, save harmless and defend the NAFI, its outlets and customers from any liability, claimed or established for violation of infringement of any patent, copyright or trademark right asserted by any third party with respect to goods hereby ordered or any part thereof.

c. The Concessioner shall at all times hold and save harmless the NAFI, its agents, representatives and employees from any and all liabilities, suits and expenses which arise out of acts or omission of Concessioner, its agents,

representatives, or employees. Also, the Concessioner shall at all times hold and save harmless the NAFI, its agents, representatives, and employees from any and all liabilities, claims, and costs of whatever kind and nature for injury to or death of any person or persons, including the Concessioner's employees.

#### **ARTICLE 32 – COMMERCIAL WARRANTY**

The Concessioner agrees that the supplies or services furnished under this contract shall be covered by the most favorable commercial warranties the Concessioner gives to any customer for such supplies or services and that the rights and remedies provided herein are in addition to and do not limit any rights afforded to the NAFI by any other clause of this contract. The printed terms and conditions of such warranty will be provided to the Contracting Officer with the delivery of any supplies covered.

#### **ARTICLE 33 – ADVERTISEMENTS**

The Concessioner agrees that none of its nor its agent's advertisements, to include publications, merchandise, promotions, coupons, sweepstakes, contests, sales brochures, etc., shall state, infer or imply that the Concessioner's products or services are approved, promoted or endorsed by the Department of the Navy or the NAFI. Any advertisement, including cents off coupons, which refer to the NAFI will contain a statement that the advertisement is neither paid for nor sponsored in whole or in part by the particular activity.

#### **ARTICLE 34 – ORDER OF PRECEDENCE**

In the event of an inconsistency between provisions of this solicitation/award, the inconsistency shall be resolved by giving precedence in the following order: (i) Contract Requirements; (ii) Standard Clauses; and (iii) other provisions of the solicitation/award.

#### **ARTICLE 35 – COVENANT AGAINST CONTINGENT FEES**

a. The Concessioner warrants that no person or agency has been employed or retained to solicit or obtain this contract upon an agreement or understanding for a contingent fee, except a bona fide employee or agency. For breach or violation of this warranty, the NAFI shall have the right to annul this contract without liability or, in its discretion, to deduct from the contract price or consideration, or otherwise recover, the full amount of the contingent fee.

b. "Bona fide agency," as used in this clause, means an established commercial or selling agency, maintained by a Concessioner for the purpose of securing business, that neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds itself out as being able to obtain any Government contract or contracts through improper influence.

c. "Bona fide employee," as used in this clause, means a person, employed by a Concessioner and subject to the Concessioner's supervision and control as to time,



place, and manner of performance, who neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds out as being able to obtain any Government contract or contracts through improper influence.

"Contingent fee," as used in this clause, means any commission, percentage, brokerage, or other fee that is contingent upon the success that a person or concern has in securing a Government contract.

"Improper influence," as used in this clause, means any influence that induces or tends to induce a Government employee or officer to give consideration or to act regarding a Government contract on any basis other than the merits of the matter.

### ARTICLE 36 - ANTI-KICKBACK PROCEDURES

#### a. Definitions.

"Kickback," as used in this clause, means any money, fee, commission, credit, gift, gratuity, thing of value, or compensation of any kind which is provided, directly or indirectly, to any prime contractor, prime contractor employee, subcontractor, or subcontractor employee for the purpose of improperly obtaining or rewarding favorable treatment in connection with a prime contract or in connection with a subcontract relating to a prime contract.

"Person," as used in this clause, means a corporation, partnership, business association of any kind, trust, joint-stock company, or individual.

"Prime contract," as used in this clause, means a contract or contractual action entered into by the United States for the purpose of obtaining supplies, materials, equipment, or services of any kind.

"Prime contractor employee," as used in this clause, means any officer, partner, employee, or agent of a prime contractor.

"Subcontract," as used in this clause, means a contract or contractual action entered into by a prime contractor or subcontractor for the purpose of obtaining supplies, materials, equipment, or services of any kind under a prime contract.

"Subcontractor," as used in this clause, (i) means any person, other than the prime contractor, who offers to furnish or furnishes any supplies, materials, equipment, or services of any kind under a prime contract or a subcontract entered into in connection with such prime contract, and (ii) includes any person who offers to furnish or furnishes general supplies to the prime contractor or a higher tier subcontractor.

"Subcontractor employee," as used in this clause, means any officer, partner, employee, or agent of a subcontractor.

b. The Anti-Kickback Act of 1986 (41 U.S.C. 51-58) (the Act), prohibits any person from –

1. Providing or attempting to provide or offering to provide any kickback;
2. Soliciting, accepting, or attempting to accept any kickback; or

3. Including, directly or indirectly, the amount of any kickback in the contract price charged by a prime contractor to the United States or in the contract price charged by a subcontractor to a prime contractor or higher tier subcontractor.

c. 1. The Concessioner shall have in place and follow reasonable procedures designated to prevent and detect possible violations described in paragraph b of this clause in its own operations and direct business relationships.

2. When the Concessioner has reasonable grounds to believe that a violation described in paragraph b of this clause may have occurred, the Concessioner shall promptly report in writing the possible violation. Such reports shall be made to the inspector general of the contracting agency, the head of the contracting agency if the agency does not have an inspector general, or the Department of Justice.

3. The Concessioner shall cooperate fully with any Federal agency investigating a possible violation described in paragraph b of this clause.

4. Regardless of the contract tier at which a kickback was provided, accepted, or charged under the contract in violation of paragraph b of this clause, the Contracting Officer may –

(i) Offset the amount of the kickback against any monies owed by the United States under this contract and/or

(ii) Direct that the Concessioner withhold from sums owed the subcontractor, the amount of the kickback. The Contracting Officer may order this clause be paid over to the Government unless the Government has already offset those monies under subdivision c(4)(i) of this clause. In the latter case, the Concessioner shall notify the Contracting office when the monies are withheld.

5. The Concessioner agrees to incorporate the substance of this clause, including this subparagraph c(5), in all subcontracts under this contract.

### ARTICLE 37 – EXAMINATION OF RECORDS BY COMPTROLLER GENERAL

a. This clause applies if this contract exceeds \$10,000 and was entered into by negotiation.

b. The Comptroller General of the United States or a duly authorized representative from the General Accounting Office shall, until 3 years after final payment under this contract or for any shorter period specified in Federal Acquisition Regulation (FAR) Subpart 4.7, Contractor Records Retention, have access to and the right to examine any of the Concessioner's directly pertinent books, documents, papers, or other records involving transactions related to this contract.

c. The Concessioner agrees to include in first-tier subcontracts under this contract a clause to the effect that the Comptroller General or a duly authorized representative from the General Accounting Office shall, until 3 years after final payment under the subcontract or for any shorter period specified in FAR Subpart 4.7, have access to and the right to examine any of the subcontractor's directly pertinent books, documents, papers, or other records involving transactions related to the subcontract "Subcontract," as used in this clause, excludes (i) purchase orders not exceeding \$10,000 and (ii) subcontracts or purchase orders for public utility services at rates established to apply uniformly to the public, plus any applicable reasonable connection charge.

d. The periods of access and examination in paragraphs b and c above for records relating to (i) appeals under the Disputes clause (ARTICLE 25), (ii) litigation or settlement of claims arising from the performance of this contract, or (iii) costs and expenses of this contract to which the Comptroller General or a duly authorized representative from the General Accounting Office has taken exception shall continue until such appeals, litigation, claims, or exceptions are disposed of.

### ARTICLE 38 – CLEAN AIR AND WATER

a. Definitions.

"Air Act," as used in this clause, means the Clean Air Act (42 U.S.C. 7401 et seq.).

"Clean air standards," as used in this clause, means –

1. Any enforceable rules, regulations, guidelines, standards, limitations, orders, controls, prohibitions, work practices, or other requirements contained in, issued under, or otherwise adopted under the Air Act or Executive Order 11738;

2. An applicable implementation plan as described in section 110(d) of the Air Act [42 U.S.C. 7410(d)];

3. An approved implementation procedure or plan under section 111(c) or section 111(d) of the Air Act [42 U.S.C. 7411(c) or (d)]; or

4. An approved implementation procedure under section 112(d) of the Air Act [42 U.S.C. 7412(d)].

"Clean water standards," as used in this clause, means an enforceable limitation, control, condition, prohibition, standard, or other requirement promulgated under the Water Act or contained in a permit issued to a discharger by the Environmental Protection Agency or by a State under an approved program, as authorized by section 402 of the Water Act (33 U.S.C. 1342), or by local government to ensure compliance with pretreatment regulations as required by section 307 of the Water Act (33 U.S.C. 1317).

"Compliance," as used in this clause, means compliance with —

1. Clean air or water standards; or
2. A schedule or plan ordered or approved by a court of competent jurisdiction, the Environmental Protection Agency, or an air or water pollution control agency under the requirements of the Air Act or Water Act and related regulations.

"Facility," as used in this clause, means any building, plant, installation, structure, mine, vessel or other floating craft, location, or site of operations, owned, leased, or supervised by a Concessioner or subcontractor, used in the performance of a contract or subcontract. When a location or site of operations includes more than one building, plant, installation, or structure, the entire location or site shall be deemed a facility except when the Administrator, or a designee, of the Environmental Protection Agency, determines that independent facilities are collocated in one geographical area.

"Water Act," as used in this clause, means Clean Water Act (33 U.S.C. 1251 et seq.).

b. The Concessioner agrees —

1. To comply with all the requirements of section 114 of the Clean Air Act (42 U.S.C. 7414) and section 308 of the Clean Water Act (33 U.S.C. 1318) relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in section 114 and section 308 of the Air Act and the Water Act, and all regulations and guidelines issued to implement those acts before the award of this contract;

2. That no portion of the work required by this prime contract will be performed in a facility listed on the Environmental Protection Agency List of Violating Facilities on the date when this contract was awarded unless and until the EPA eliminates the name of the facility from the listing;

3. To use best efforts to comply with clean air standards and clean water standards at the facility in which the contract is being performed; and

4. To insert the substance of this clause into any non-exempt subcontract, including this subparagraph.

#### **ARTICLE 39 – ASSIGNMENT OF CLAIMS**

a. The Concessioner, under the Assignment of Claims Act, as amended, 31 U.S.C. 203, 41 U.S.C. 15 (hereafter referred to as "the Act") may assign its rights to be paid amounts due or to become due as a result of the performance of this contract to a bank, trust company, or other financing institution, including any Federal lending agency. The assignee under such an assignment may thereafter further assign or reassign its right under the original assignment to any type of financing institution described in the preceding sentence.

b. Any assignment or reassignment authorized under the Act and this clause shall cover all unpaid amounts payable under this contract, and shall not be made to more than one party, except that an assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in the financing of this contract.

c. The Concessioner shall not furnish or disclose to any assignee under this contract any classified document (including this contract) or information related to work under this contract until the Contracting Officer authorizes such action in writing.

---

**EXECUTION BY CONCESSIONER**
**NAME OF CONCESSIONER**


---

**BY**


---

 (Signature)

---

 (Witness)

---

 (Title)

---

 (Date)

---

**FOR CORPORATE CONCESSIONER, CERTIFICATION BY SECRETARY  
OR ASSISTANT SECRETARY OF THE CORPORATION**

I certify that the person who signed this Concession Contract was then the officer indicated and this agreement was duly signed for and on behalf of said corporation by authority of its governing body and is within the scope of its corporate powers.

---

 (Signature)

---

 (Title)

---

**EXECUTION FOR AND ON BEHALF OF THE NAFI**
**BY**


---

 (Contracting Officer)

---

 (Date)

---

 (Witness)

---

**SERVICE IDENTIFICATION DATA**


---

**NAME AND ADDRESS OF ACTIVITY**


---

**LOCAL NAFI REPRESENTATIVES/  
TITLE AND ADDRESS**


---

**ADDRESS OF CONCESSIONER**

**EXHIBITS**

## LIST OF EXHIBITS

- A. Concession Fee Schedule
- B. Facilities, Equipment, and Furnishings Inventory
- C. Utility Rates/Charges/Locations
- D. Required Capital Improvements
- E. Operations and Maintenance Plan
- F. Capital Improvements Plan



## EXHIBIT A

### CONCESSION FEE SCHEDULE

This section is to be completed after reading the entire Request for Proposals (RFP) and will be submitted as a part of the offeror's proposal (Section III, Article 8 and Section V.D.3.). Offerors are required to complete all columns for each year of this schedule.

<u>CLIN</u>	<u>ITEM DESCRIPTION</u>	<u>GUARANTEED MINIMUM PAYMENT<sup>1</sup></u>	<u>% GROSS<sup>2</sup></u>	<u>% GROSS<sup>3</sup></u>
0001	Contract - Year 1	\$ _____ /month	_____ %	_____ %
0002	Contract - Year 2	\$ _____ /month	_____ %	_____ %
0003	Contract - Year 3	\$ _____ /month	_____ %	_____ %
0004	Contract - Year 4	\$ _____ /month	_____ %	_____ %
0005	Contract - Year 5	\$ _____ /month	_____ %	_____ %
0006	Contract - Year 6	\$ _____ /month	_____ %	_____ %
0007	Contract - Year 7	\$ _____ /month	_____ %	_____ %
0008	Contract - Year 8	\$ _____ /month	_____ %	_____ %
0009	Contract - Year 9	\$ _____ /month	_____ %	_____ %
0010	Contract - Year 10	\$ _____ /month	_____ %	_____ %
0011	Contract - Year 11	\$ _____ /month	_____ %	_____ %
0012	Contract - Year 12	\$ _____ /month	_____ %	_____ %
0013	Contract - Year 13	\$ _____ /month	_____ %	_____ %
0014	Contract - Year 14	\$ _____ /month	_____ %	_____ %
0015	Contract - Year 15	\$ _____ /month	_____ %	_____ %
0016	Contract - Year 16	\$ _____ /month	_____ %	_____ %
0017	Contract - Year 17	\$ _____ /month	_____ %	_____ %
0018	Contract - Year 18	\$ _____ /month	_____ %	_____ %
0019	Contract - Year 19	\$ _____ /month	_____ %	_____ %
0020	Contract - Year 20	\$ _____ /month	_____ %	_____ %
0021	Contract - Year 21	\$ _____ /month	_____ %	_____ %

<sup>1</sup> The Concessioner shall pay, on a monthly basis, concession fees in terms of a percentage of gross receipts or a guaranteed lump sum payments, whichever is greater

<sup>2</sup> Fees charged for bowling activities to include fees charged for bowling leagues, rental or other fees charged for the use of bowling equipment, lineage fees, commissions from the operation of existing coin-operated amusement machines, and sales of miscellaneous goods and services not including food and beverages

<sup>3</sup> Sales of food and beverages

<u>CLIN</u>	<u>ITEM DESCRIPTION</u>	<u>GUARANTEED MINIMUM PAYMENT<sup>1</sup></u>	<u>% GROSS<sup>2</sup></u>	<u>% GROSS<sup>3</sup></u>
0022	Contract - Year 22	\$ _____ /month	_____ %	_____ %
0023	Contract - Year 23	\$ _____ /month	_____ %	_____ %
0024	Contract - Year 24	\$ _____ /month	_____ %	_____ %
0025	Contract - Year 25	\$ _____ /month	_____ %	_____ %
0026	Option 1 - Year 1	\$ _____ /month	_____ %	_____ %
0027	Option 1 - Year 2	\$ _____ /month	_____ %	_____ %
0028	Option 1 - Year 3	\$ _____ /month	_____ %	_____ %
0029	Option 1 - Year 4	\$ _____ /month	_____ %	_____ %
0030	Option 1 - Year 5	\$ _____ /month	_____ %	_____ %
0031	Option 1 - Year 6	\$ _____ /month	_____ %	_____ %
0032	Option 1 - Year 7	\$ _____ /month	_____ %	_____ %
0033	Option 1 - Year 8	\$ _____ /month	_____ %	_____ %
0034	Option 1 - Year 9	\$ _____ /month	_____ %	_____ %
0035	Option 1 - Year 10	\$ _____ /month	_____ %	_____ %
0036	Option 2 - Year 1	\$ _____ /month	_____ %	_____ %
0037	Option 2 - Year 2	\$ _____ /month	_____ %	_____ %
0038	Option 2 - Year 3	\$ _____ /month	_____ %	_____ %
0039	Option 2 - Year 4	\$ _____ /month	_____ %	_____ %
0040	Option 2 - Year 5	\$ _____ /month	_____ %	_____ %
0041	Option 2 - Year 6	\$ _____ /month	_____ %	_____ %
0042	Option 2 - Year 7	\$ _____ /month	_____ %	_____ %
0043	Option 2 - Year 8	\$ _____ /month	_____ %	_____ %
0044	Option 2 - Year 9	\$ _____ /month	_____ %	_____ %
0045	Option 2 - Year 10	\$ _____ /month	_____ %	_____ %

<sup>1</sup> The Concessioner shall pay, on a monthly basis, concession fees in terms of a percentage of gross receipts or a guaranteed lump sum payments, whichever is greater.

<sup>2</sup> Fees charged for bowling activities to include fees charged for bowling leagues, rental or other fees charged for the use of bowling equipment, lineage fees, commissions from the operation of existing coin-operated amusement machines, and sales of miscellaneous goods and services not including food and beverages

sales of food and beverages

**EXHIBIT B**

**FACILITIES, EQUIPMENT, AND FURNISHINGS INVENTORY**

The following page in this exhibit contains the facilities, equipment, and furnishings inventory for the Great Lakes' bowling center.

RYNISH BOWLING FACILITY  
EQUIPMENT AND FURNISHINGS INVENTORY

- 32 Brunswick A-2 Automatic Pinsetters
- 16 Masking Units (Astroline)
- 32 Lanes and Approaches
- 16 Ball Returns w/Hoods (Astroline)
- 16 Telescope Tables w/Bench Assembly (Astroline)
- 16 Bowler Settee's (8 each) (Astroline)
- 17 Tables (Concourse)
- 59 Chairs (Concourse)
- 3 Honor Roll Boards
- 2 League Standing Sheet Information Centers
- 10 Ball Rental Lockers (10 each) (Astroline)
- 13 Ball Rental Lockers (10 each) (Gold Crown)
- 2 Lustre King Ball Cleaner
- 2 Advertising Racks (Flyers)
- 2 Floor Buffer Machines
- 1 Flammable Material Cabinet
- 1 DBA Lane Shark Lane Cleaner and Shampooer
- 1 DBA Pin Cleaning Machine
- 2 Bumper Cushion Carts
- 4 Lanes of Bumper Cushions
- 2 Century 100 Lane Conditioning Machines
- 1 Hand Cart
- 1 Central Vacuum System
- 2 Trash Containers, 33 gal - Metal w/covers
- 1 Nuts and Bolts Rack w/72 bins
- 26 Trash Containers Circular w/tops Fiberglass, 33 gal
- 16 Ball Racks (15 each)
- 8 Coat Racks - circular
- 10 Cigarette Containers - Sand urn
- 6 Cigarette Stand
- 20 Chairs (Billiard Room)
- 4 Coat Racks (Billiard Room)
- 2 Trash Containers (Front Entrance)
- 2 Cigarette Containers (Sand Urn)(Front Entrance)
- 20 Bar Stools
- 27 Tables (Lounge)
- 104 Chairs (Lounge)
- 4 Beer Coolers (2 drawer)
- 1 Beer Cooler (3 drawer)
- 1 Beer Cooler (Draft 2 barrel)
- 1 Ice Machine (100 lb capacity)
- 1 Ball Drilling Machine
- 1 Freezer - reach-in
- 1 Beverage Dispensing System w/2 Stations
- 1 Walk-In Reefer
- 260 Rental Shoes (Pair)
- 180 Bowling Balls(Pre-drilled House Balls)
- 1 Public Address System
- 12 Phones 2 way communication (Bowlers Area)(Pro Shop)(Machine Area)(GameRoom)
- 1 Console Phone 10 station (Lounge)
- 1 Console Phone 20 station (Control Counter)

**EXHIBIT C**  
**UTILITY RATES/CHARGES/LOCATIONS**

**FY 1989 Schedule of Private Party Billing Rates for NTC Great Lakes**

Steam – \$12.40/MBtu  
Electricity – \$92.88/MWH  
Water – \$1.13/KGAL  
Sewage Disposal – \$2.25/KGAL

NOTE: These rates are in effect through 30 September 1989 and are revised in October of each year.

**Schedule of Billing Rates for Civilian Suppliers**

Not available. Offerors may contact local utilities for rates and availabilities.

**On-Base Utility Locations**

The following pages show the layout of the utilities in the vicinity of the NTC Great Lakes Bowling Center (building 180). Detailed engineering drawings for these utilities are contained in the expansion drawings referred to in Section I, paragraph G. The utilities consist of:

- Electrical system
- Natural gas and steam systems
- Water system
- Storm sewer system
- Sanitary sewer system
- Fire alarm system
- Street light system

# ELECTRICAL SYSTEM

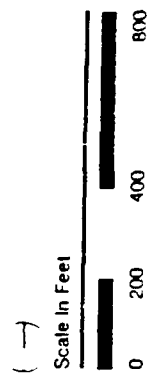
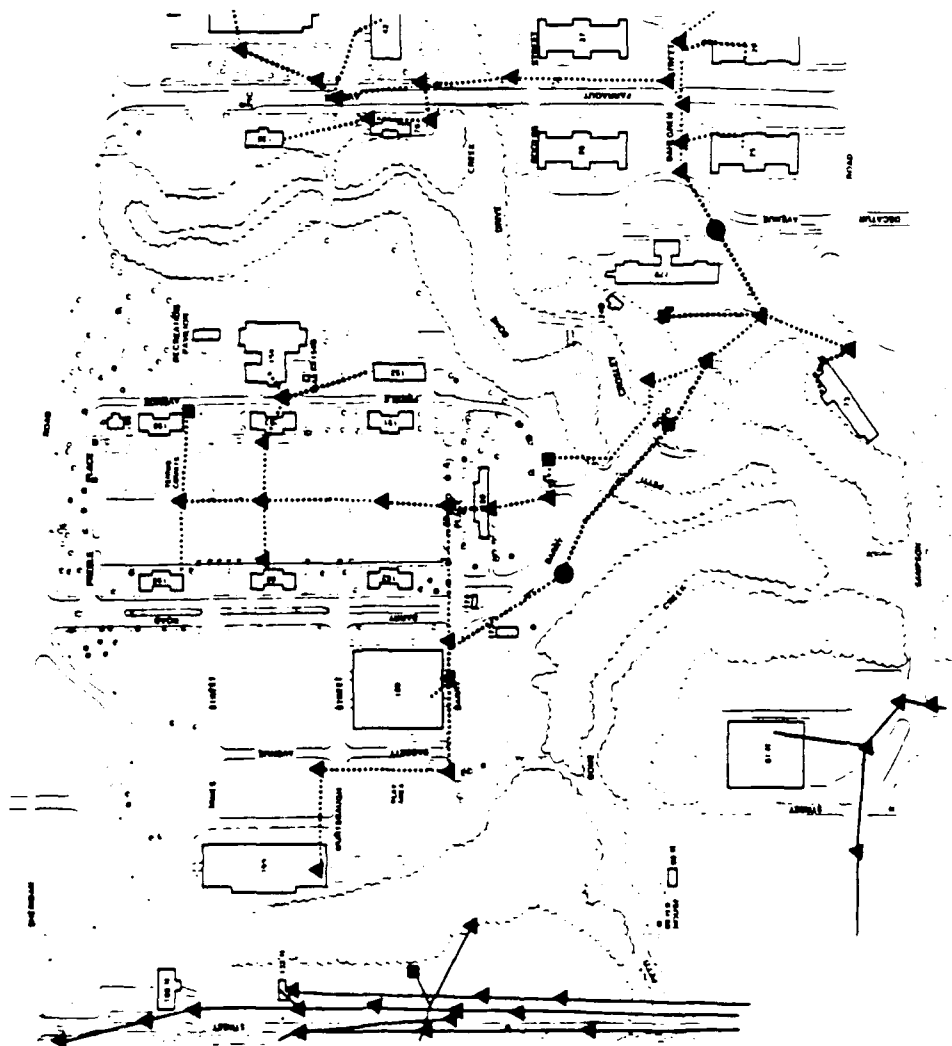
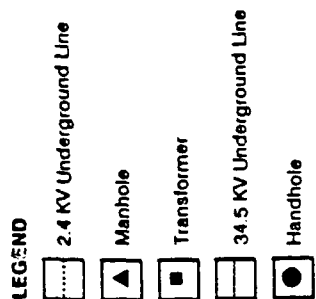





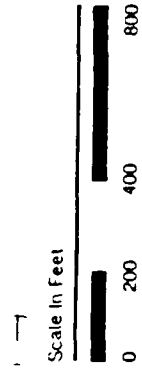
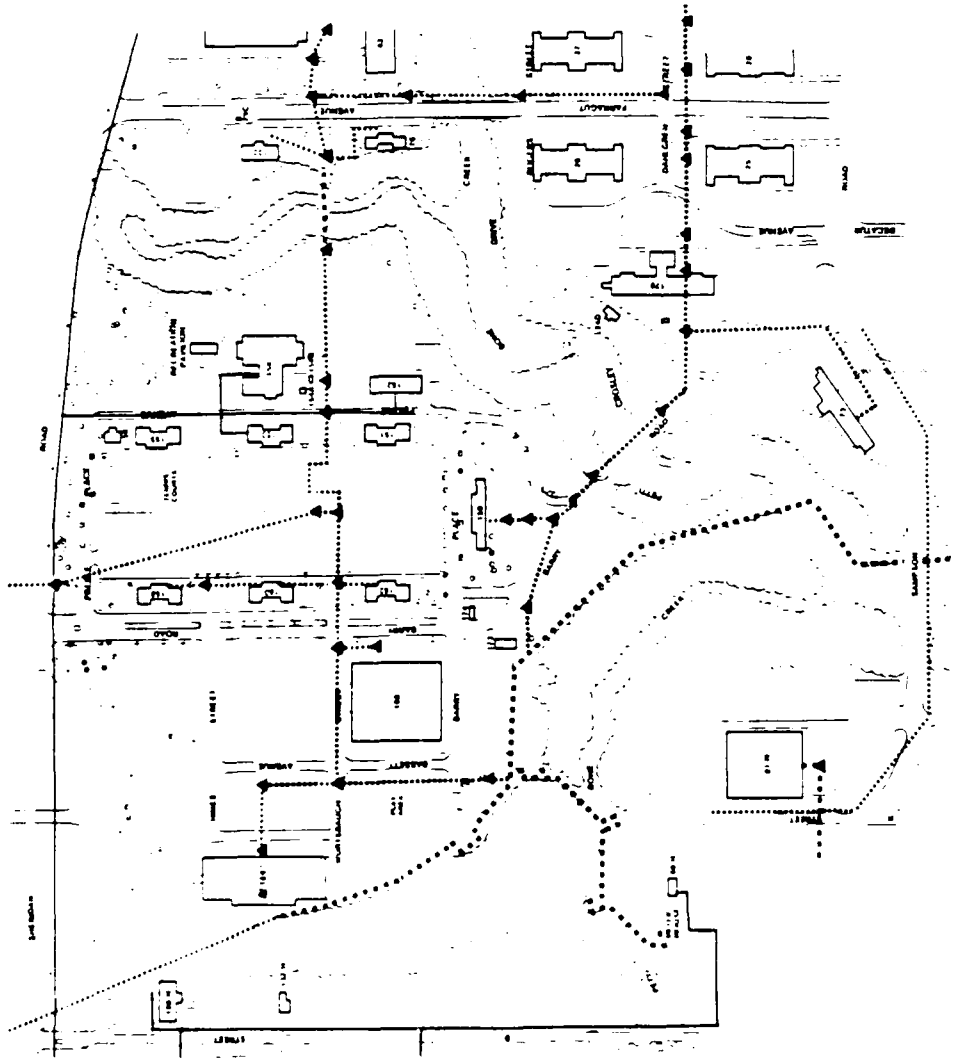


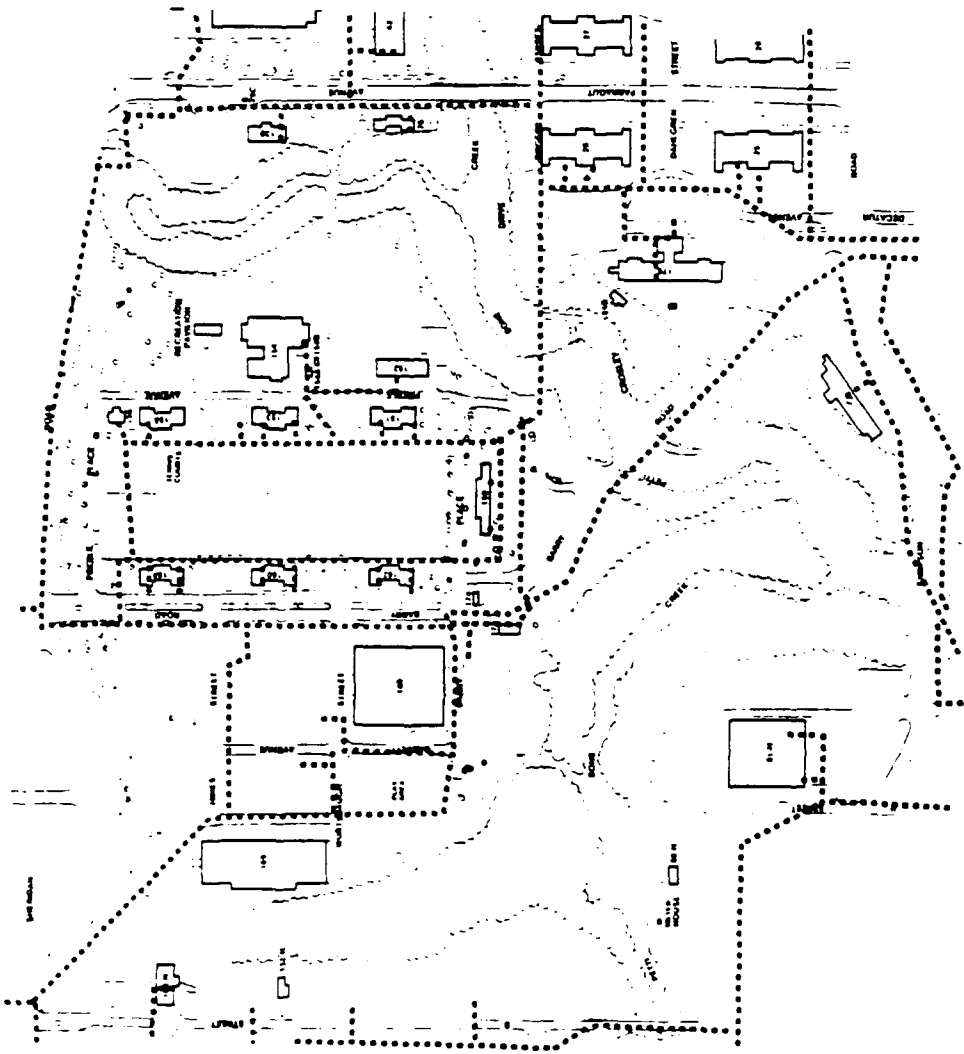
Figure III-7

# NATURAL GAS/STEAM SYSTEMS

- LEGEND**
-  Above Ground Steam Line
  -  Below Ground Steam Line
  -  Manhole
  -  Existing Gas Line
  -  Abandoned Gas Line



# WATER SYSTEM

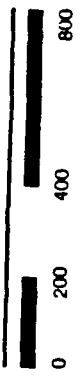


## LEGEND

-  Existing Water Line

( — )

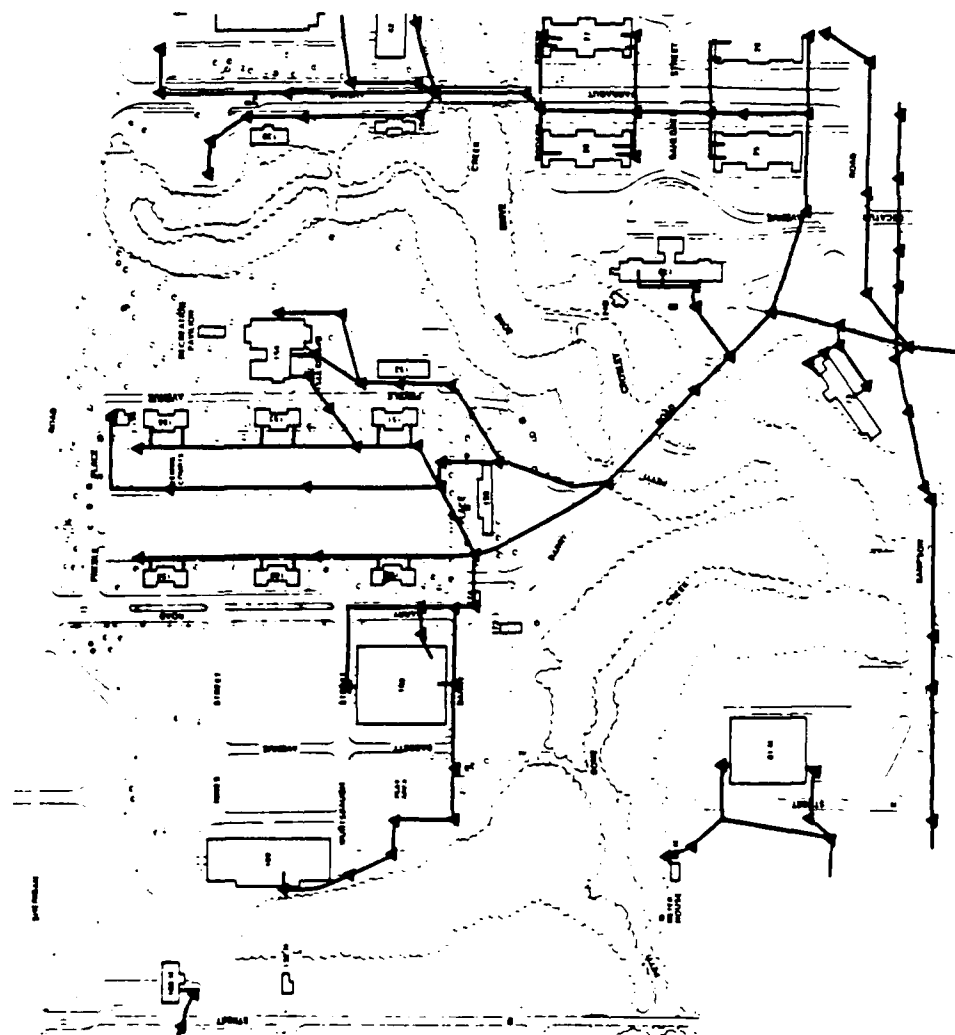
Scale In Feet







# SANITARY SEWER SYSTEM





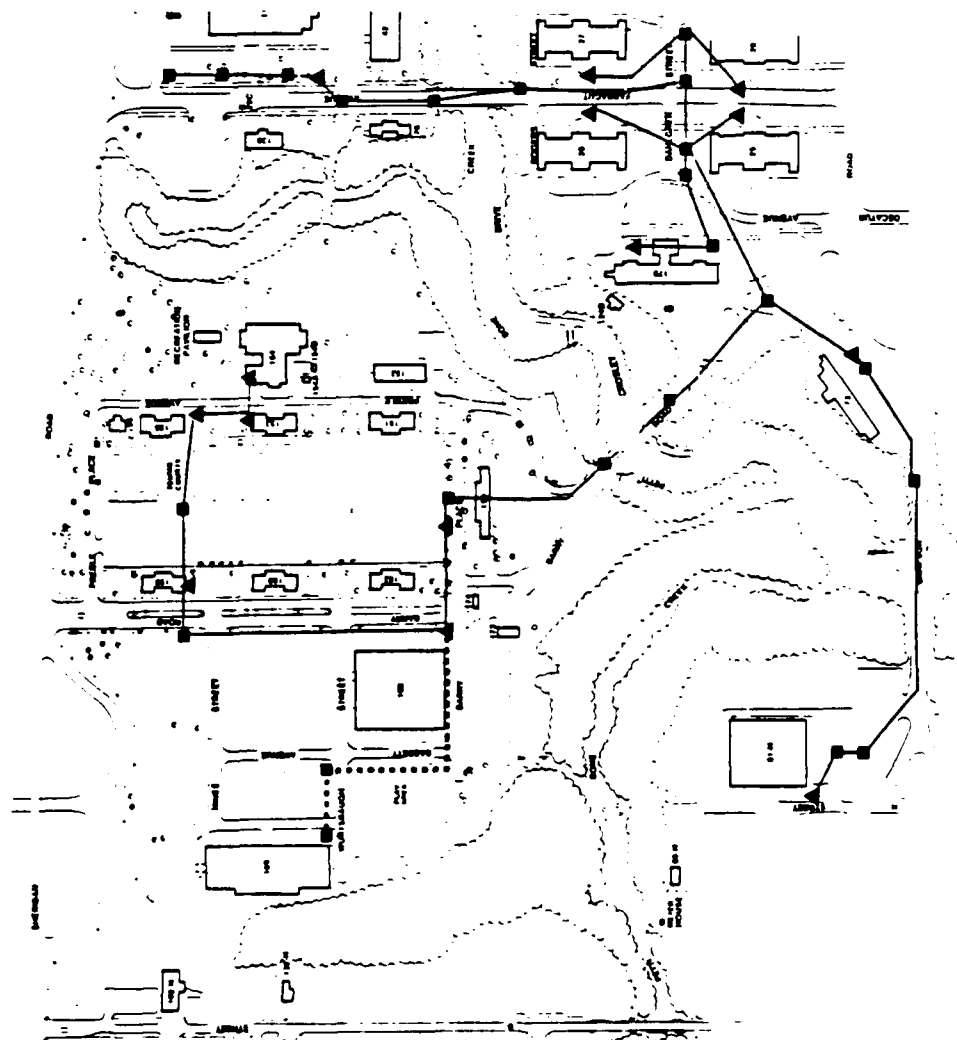
- LEGEND**
- Sanitary Sewer Lines
  - Manhole



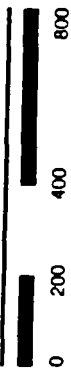
# FIRE ALARM SYSTEM

## LEGEND

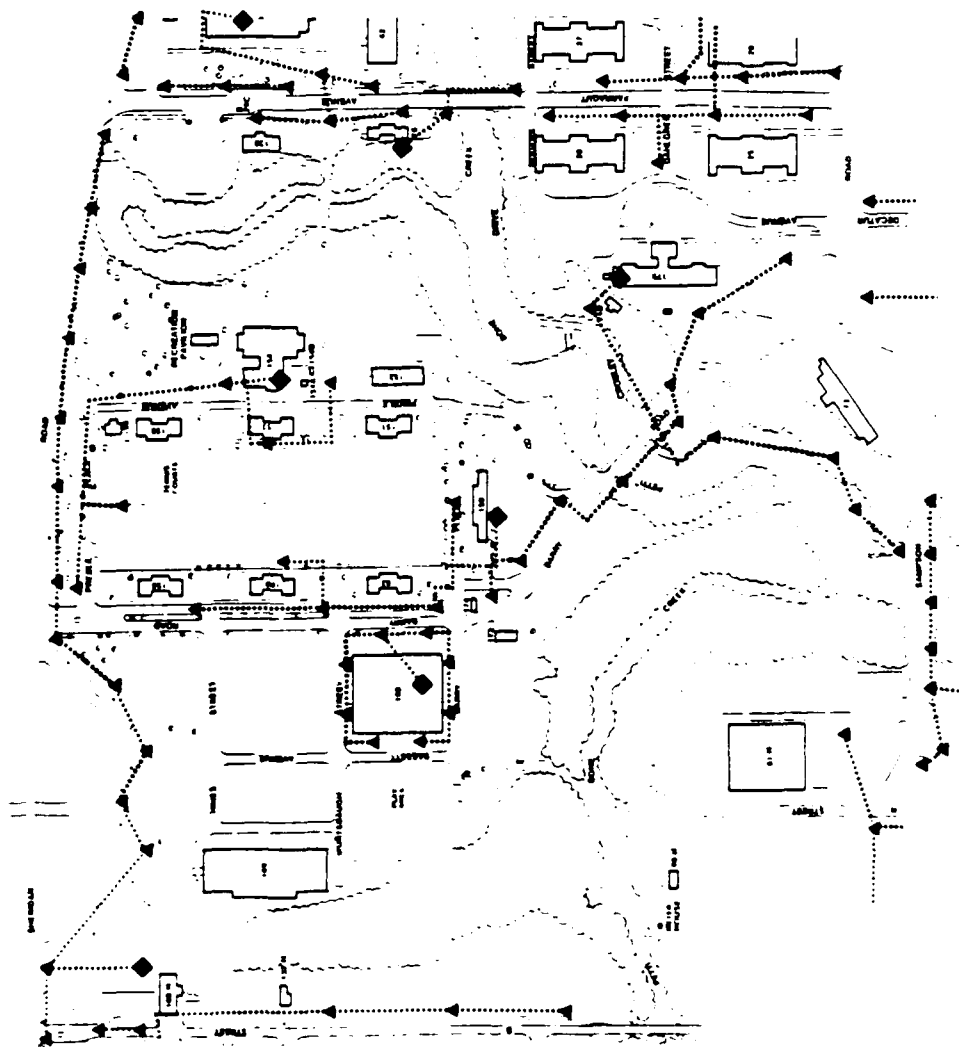
-  Fire Alarm Box
-  Manhole
-  Fire Alarm Line
-  Fire Alarm To Be Removed



Scale In Feet



# STREET LIGHT SYSTEM



- LEGEND**
- Power Source
  - Existing Street Light
  - Electrical Line



**EXHIBIT D**  
**REQUIRED CAPITAL IMPROVEMENTS**

The following required capital improvements are to be completed within 2 years of contract award:

- Add 8 bowling lanes.
- Expand the snack bar/lounge facilities commensurate with the expanded facility.
- Construct one multipurpose room commensurate with the expanded facility.
- Construction of 100 parking spaces adjacent to the bowling center on its west side.

**EXHIBIT E**  
**OPERATIONS AND MAINTENANCE PLAN**

**(To be Provided by Offeror in accordance with Section V, paragraph C.)**

**EXHIBIT F**  
**CAPITAL IMPROVEMENTS PLAN**

**(To be Provided by Offeror in accordance with Section V, paragraph E.)**

**SECTION IV**  
**REPRESENTATIONS AND CERTIFICATIONS**

Solicitation Reference Number:

Name and Address of Offeror:

DUNS Number:

Date of Offer:

The offeror makes the following representations and certifications by placing a check in the appropriate spaces or otherwise as appropriate as part of the offer identified above. A completed REPRESENTATIONS AND CERTIFICATIONS is to be returned with the offer.

**1. SMALL BUSINESS CONCERN REPRESENTATION (APR 1984)**

The offeror represents and certifies as part of its offer that it ☐ is, ☐ is not a small business concern and that ☐ all, ☐ not all supplies to be furnished will be manufactured or produced by a small business concern in the United States, its possessions, or Puerto Rico. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the size standards in this solicitation. (FAR 52.219-1)

**2. CONTINGENT FEE REPRESENTATION AND AGREEMENT (APR 1984)**

a. Representation. The offeror represents that, except for full-time bona fide employees working solely for the offeror, the offeror:

[Note: The offeror must check the appropriate boxes. For interpretation of the representation, including the term "bona fide employee," see Subpart 3.4 of the Federal Acquisition Regulation.]

(1) ☐ has, ☐ has not employed or retained any person or company to solicit or obtain this contract; and



(2) ☐ has, ☐ has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

b. Agreement. The offeror agrees to provide information relating to the above Representation as requested by the Contracting Officer and, when subparagraph (a)(1) or (a)(2) is answered affirmatively, to promptly submit to the Contracting Officer:

(1) A completed Standard Form 119, Statement of Contingent or Other Fees, (SF 119), or

(2) A signed statement indicating that the SF 119 was previously submitted to the same contracting office, including the date and applicable solicitation of contract number, and representing that the prior SF 119 applies to this offer or quotation. (FAR 52.203-4)

### 3. TYPE OF BUSINESS ORGANIZATION (APR 1984)

The offeror, by checking the applicable box, represents that it operates as ☐ a corporation incorporated under the laws of the State of \_\_\_\_\_, ☐ an individual, ☐ a partnership, ☐ a nonprofit organization, or ☐ a joint venture. (FAR 52.215-6)

### 4. CERTIFICATE OF INDEPENDENT PRICE DETERMINATION (APR 1985)

a. The offeror certifies that:

(1) The prices in this offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other offeror or competitor relating to (i) those prices, (ii) the intention to submit an offer, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this offer have not been and will not be knowingly disclosed by the offeror, directly or indirectly, to any other offeror or competitor before bid opening (in the case of a formally advertised solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the offeror to induce any other concern to submit or not to submit an offer for the purpose of restricting competition.

b. Each signature on the offer is considered to be a certification by the signatory that the signatory:

(1) Is the person in the offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above

[insert full name of person(s) in the offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the offeror's organization];

- (ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and
- (iii) As an agent, has not personally participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above.

c. If the offeror deletes or modifies subparagraph (a)(2) above, the offeror must furnish with its offer a signed statement setting forth in detail the circumstances of the disclosure. (FAR 52.203-2)

#### **5. PARENT COMPANY AND IDENTIFYING DATA (APR 1984)**

a. A "parent" company, for the purpose of this provision, is one that owns or controls the activities and basic business policies of the offeror. To own the offering company means that the parent company must own more than 50 percent of the voting rights in that company. A company may control an offeror as a parent even though not meeting the requirement for such ownership if the parent company is able to formulate, determine, or veto basic policy decisions of the offeror through the use of dominant minority voting rights, use of proxy voting, or otherwise.

b. The offeror ☐ is, ☐ is not [check applicable box] owned or controlled by a parent company.

c. If the offeror checked "is" in paragraph (b) above, it shall provide the following information:

---

Name and Main Office Address  
of Parent Company (Include  
Zip Code)

---

Parent Company's Employer's  
Identification Number

---

d. If the offeror checked "is not" in paragraph (b) above, it shall insert its own Employer's Identification Number on the following line:  
 \_\_\_\_\_ (FAR 52.214-8)

## **6. CERTIFICATION OF NONSEGREGATED FACILITIES (APR 1984)**

(Applies when the amount of the contract is in excess of \$10,000.)

a. "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

b. By the submission of this offer, the offeror certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The offeror agrees that a breach of this certification is a violation of the Equal Opportunity clause in the contract.

c. The offeror further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will:

(1) Obtain identical certifications from proposed subcontractors before the award of subcontracts under which the subcontractor will be subject to the Equal Opportunity clause,

(2) Retain the certifications in the files, and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

### **NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT FOR CERTIFICATIONS OF NONSEGREGATED FACILITIES.**

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract under which the subcontractor will be subject to the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001. (FAR 52.222-21)

**7. CLEAN AIR AND WATER CERTIFICATION (APR 1984)**

The offeror certifies that:

- a. Any facility to be used in the performance of this proposed contract ☐ is, ☐ is not listed on the Environmental Protection Agency List of Violating Facilities;
- b. The offeror will immediately notify the Contracting Officer, before award, of the receipt of any communication from the administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the offeror proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and
- c. The offeror will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract. (FAR 52.223-1)

**8. SMALL DISADVANTAGED BUSINESS CONCERN REPRESENTATION (APR 1984)**

a. Representation. The offeror represents that it ☐ is, ☐ is not a small disadvantaged business concern.

b. Definitions.

(1) "Asian-Indian American," as used in this provision, means a United States citizen whose origins are in India, Pakistan, or Bangladesh.

(2) "Asian-Pacific American," as used in this provision, means a United States citizen whose origins are in Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, the U.S. Trust Territory of the Pacific Islands, the Northern Mariana Islands, Cambodia, or Taiwan.

(3) "Native Americans," as used in this provision, means American Indians, Eskimos, Aleuts, and native Hawaiians.

(4) "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(5) "Small disadvantaged business concern," as used in this provision, means a small business concern that (1) is at least 51 percent owned by one or more individuals who are both socially and economically disadvantaged, or a publicly owned business having at least 51 percent of its stock owned by one or more socially and economically disadvantaged individuals and (2) has its management and daily business controlled by one or more such individuals.

c. Qualified Groups. The offeror shall presume that socially and economically disadvantaged individuals include Black Americans, Hispanic

Americans, Native Americans, Asian-Pacific Americans, Asian-Indian Americans, and other individuals found to be qualified by the SBA under 13 CFR 124.1. (FAR 52.219-2)

#### **9. WOMEN-OWNED SMALL BUSINESS REPRESENTATION (APR 1984)**

a. Representation. The offeror represents that it ☐ is, ☐ is not a women-owned small business concern.

b. Definitions.

(1) "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(2) "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business. (FAR 52.219-3)

#### **10. DATA UNIVERSAL NUMBERING SYSTEM NUMBER REPORTING (APR 1984)**

In the block with its name and address, the offeror should supply the Data Universal Numbering System (DUNS) Number applicable to that name and address. The DUNS Number should be preceded by "DUNS:". If the offeror does not have a DUNS Number, it may obtain one from any Dun and Bradstreet branch office. No offeror should delay the submission of its offer pending receipt of its DUNS Number. (DFARS 52.204-7004)

#### **11. PREVIOUS CONTRACTS AND COMPLIANCE REPORTS (APR 1984)**

The offeror represents that:

a. It ☐ has, ☐ has not participated in a previous contract or subcontract subject either to the Equal Opportunity clause of this solicitation, the clause originally contained in Section 310 of Executive Order No.10925, or the clause contained in Section 201 of Executive Order No. 11114;

b. It ☐ has, ☐ has not filed all required compliance reports; and

c. Representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained before subcontract awards. (FAR 52.222-22)

#### **12. HANDICAPPED ORGANIZATIONS (SEP 1981)**

The offeror certifies that it ☐ is, ☐ is not an organization eligible for assistance under section 7(h) of the Small Business Act (15 USC 636). An offeror certifying in the affirmative is eligible to participate in any resultant contracts hereunder or any

part thereof as if he were a small business concern as elsewhere defined in the solicitation. To be eligible under section 7(h) of the Small Business Act, an organization must be one (i) organized under the laws of the United States or any state; (ii) operated in the interest of handicapped individuals; (iii) the net income of which does not inure in whole or part to the benefit of any shareholder or other individual; (iv) that complies with any applicable occupational health and safety standard prescribed by the Secretary of Labor; (v) that, during the fiscal year in which it bids upon a set-aside, employs handicapped individuals for not less than 75 percent of the manhours required for the production or provision of commodities or services; and (vi) that can qualify under the additional criteria prescribed in Section 118.11, SBA Rules and Regulations, 13 CFR 118.11. For purposes of this clause, the term "handicapped individual" means a person who has a physical, mental, or emotional impairment, defect, ailment, disease, or disability of a permanent nature which in any way limits the selection of any type of employment for which the person would otherwise be qualified or qualifiable. (DAR 7-2003.91)

### **13. AUTHORIZED NEGOTIATORS (APR 1984)**

The offeror represents that the following persons are authorized to negotiate on its behalf with the Government in connection with this request for proposals or quotations [list names, title, and telephone numbers of the authorized negotiators.] (FAR 52.215-11)

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NOTE: Offers must set forth full, accurate and complete information as required by this request for proposals (including attachments). The penalty for making false statements is prescribed in 18 U.S.C. 1001.

A completed REPRESENTATIONS AND CERTIFICATIONS is to be returned with the offer.

## SECTION V

### INSTRUCTIONS, CONDITIONS, AND NOTICES TO OFFEROR

#### A. Solicitation, Offer and Award

This RFP contemplates proposals for the operation, management, and improvement of the bowling facility at NTC Great Lakes. The NAFI will not consider nor award any proposal which does not provide for all phases. Any proposal not providing such services and improvements shall be considered nonconforming.

A preproposal conference will be held on 12 July 1989 at 10:00 a.m.\* local time in Building 158, first floor, Naval Training Center, Great Lakes, Illinois. Prospective offerors are encouraged to submit written questions no later than 3 July 1989 to the Contracting Officer. Prepared answers will be delivered during the conference if possible. The conference agenda will include explanation of the RFP, project requirements and a site tour. A question and answer period will also be provided. An amendment to the RFP may be issued to provide answers to questions should it be necessary.

Questions should be submitted to the address below.

Proposals in the format described in this section are due by and will be accepted until noon\*, local time, 1 September 1989, at the following address:

Recreational Services Department  
Building 160  
NTC Great Lakes, IL 60689  
Attention: Ms. Jill Olson

\*Offerors should allow sufficient time to obtain a visitor's pass for entry on base.

It is anticipated that award will be made within 90 calendar days after the date proposals are due.

NOTE: THE GOVERNMENT MAY AWARD A CONTRACT AT ANY POINT AFTER RECEIPT OF THE INITIAL PROPOSALS WITHOUT DISCUSSIONS. THEREFORE, EACH PROPOSAL SHOULD CONTAIN THE OFFEROR'S BEST TERMS FROM ALL STANDPOINTS.

#### B. Submission of Proposals

Seven copies of the proposal are required. The size of some portions of the proposal is restricted as follows: Capital Improvements – fifteen (15) pages; Operations and Maintenance Plan – twenty (20) pages; Offeror's Bowling Center

Experience – fifteen (15) pages; and Concession Fee Payment to NAFI – ninety-six (96) pages. Pages will be a standard 8½ x 11 inches printed on one side and type size will be no smaller than one tenth of an inch in twelve pitch. Proposals are to be typed double-spaced. Proposals should be submitted in four separate and detachable parts as indicated in the following paragraphs to enable independent review of each part. PROPOSALS CONTAINING MORE THAN THE ALLOWABLE NUMBER OF PAGES IN THE ABOVE-LISTED SECTIONS WILL BE RETURNED AS NONRESPONSIVE.

**C. Operations and Maintenance Plan (Part 1) (Exhibit E)**

This part is limited to twenty (20) pages and shall include the following:

1. A facility maintenance and repair management plan for the bowling center. Describe plans to sustain the quality and conditions of facilities and maintain the appearance of the facilities and grounds. Include procedures for preventive maintenance (including a schedule of routine inspections and servicing of heating, ventilating, air conditioning, kitchen equipment, and bowling lanes and equipment) and grounds maintenance. Describe procedures and response times for emergency repairs (life and safety) and routine repairs, and the anticipated average repair time for each of these categories. Include anticipated furniture, fixtures, and equipment replacement schedules. Also include the proposed repainting and major maintenance schedules and the landscape maintenance plan. NOTE THAT THE MAINTENANCE PLAN WILL BE INCORPORATED INTO AND MADE A PART OF THE CONTRACT.
2. List proposed numbers of facility and equipment maintenance staff to include full-time, part-time, and occasional hires.
3. Include proposed janitorial staffing and standards.
4. Maintenance Quality Control Program. Describe procedures to maintain performance standards. Indicate how performance standards will be established to comply with the contract and with levels of quality implicit in the offeror's proposal.
5. Facility Operations Plan. Describe the policies and procedures under which the bowling center will be operated. Include "house rules" for the bowling center, equipment rental, and pro shop. Also describe policies, operating hours and staffing levels for the bowling lanes, leagues (by type), open play, lessons, pro shop, shoe rental, snack bar and lounge, miscellaneous bowling services, multipurpose rooms, and any additional facilities offered as capital improvements. The offeror must be able to demonstrate that planned staffing, personnel policies, corporate management support, and management procedures will be maintained throughout the term of the contract.



6. Operations Quality Control Program. Describe procedures to maintain performance standards. Indicate how performance standards will be established to comply with the contract and with levels of quality implicit in the offeror's proposal.

**D. Concession Fee Payment to NAFI (Part 2)**

This part is limited to ninety-six (96) pages. It shall consist of the following:

1. Signed Concession Agreement (Section III). (3 original copies)
2. Standard Form 1411, Contract Pricing Proposal Cover Sheet (Attachment 2).
3. Concession Fee Schedule (Exhibit A).
4. Representations and Certifications (Section IV).
5. Standard Form 24, Bid Bond (Attachment 3).

**E. Capital Improvements (Part 3) (Exhibit F)**

This part of the proposal shall consist of narrative and supporting data to address the design and construction of the bowling center expansion and improvement. Address the mandatory capital improvements listed in Exhibit D and any additional improvements offered. Construction Specification Institute (CSI) format is preferred for all engineering construction data. Scaled drawings shall be provided. Artistic renderings are desirable for clarification. This part shall be limited to fifteen (15) pages, excluding plans, drawings, and illustrations, and shall contain the following elements:

1. Indicate the minimum amount of money to be spent on each improvement and the scope of the improvement.
2. Present the construction timetables and expected completion times. Also include efforts to minimize disruption to patrons.

NOTE THAT THE CONSTRUCTION TIMETABLES, THE MINIMUM AMOUNT OF MONEY TO BE SPENT ON EACH IMPROVEMENT, AND THE SCOPE OF EACH IMPROVEMENT WILL BE INCORPORATED INTO AND MADE PART OF THE CONTRACT.

3. Site Adaptation. Indicate how the site design of the expansion and other improvements will relate to its surroundings and fit into the overall character of the base. Demonstrate how vehicular and pedestrian traffic will circulate within the site and between the site and its surroundings. Describe parking and landscaping plans, including choice of materials.

4. Space Requirements and Relationships. Present floor plans showing functional relationships, convenience, and logistics. Discuss the arrangements and apportionment of spaces, circulation, integration and segregation of functions, tran-

sition between spaces, and indoor/outdoor relationships. Discuss flow of client activities, both within and between areas.

5. For the required capital improvements listed in Exhibit D, address the following specific areas:

a. Minimum Eight-lane Expansion:

(1) Quality of facility extension including tie-ins to existing structure and utilities, exterior architectural treatments, interior decor, mechanical and electrical systems, fire protection, and insulation types with anticipated energy consumption levels in Btu's/SF/year.

(2) Quality and technical sophistication of equipment to be installed. Includes such items as type of lane surface, etc.

b. Snack Bar and Lounge Expansion:

(1) The size of the expansion, and the new seating capacities.

(2) The quality of the proposed construction methods and materials, including mechanical and electrical systems, fire protection, life safety, energy conservation, and interior decor.

(3) Quality and appropriateness of furniture and equipment to be installed.

(4) Functional layout of the snack bar and lounge.

c. Multipurpose Room:

(1) The size of the multipurpose room.

(2) Quality of proposed construction methods and materials, including mechanical and electrical systems, fire protection, life safety, energy conservation, and interior decor.

(3) Quality and appropriateness of furniture and equipment to be installed.

(4) Functional layout and flexibility of the room.

d. One Hundred Additional Parking Spaces:

(1) Quality of proposed construction methods and materials, including drainage, curbing, lighting, signage, and landscaping. Also includes treatment of any existing utilities on the proposed site.

(2) Functional layout of the parking lot including the size of spaces, the traffic flow, and the entrance and exit routes in accordance with existing and planned facilities.

6. For the additional capital improvements, examples of which can be found in Attachment 1, address the following specific areas:

- a. The total dollar value of all proposed additional improvements.
- b. Full descriptions of the proposed improvements and how they will enhance the bowling experience, fit into the current operation, and provide additional revenues.
- c. The proposed completion dates of the additional improvements.
- d. The quality of the proposed construction methods, materials, and systems, and furniture, fixtures, and equipment as appropriate.

7. For all improvements, include the following plans and drawings:

- a. Adequacy of site plan for the expansion, including finished contours, grading and drainage, landscaping, parking/traffic layout, walkways, lighting and layout of utility lines below grade.
- b. Floor plan showing the layout of the bowling center expansion, and any alternatives to the existing facility.
- c. Exterior elevations of all sides.
- d. Typical sections of the facilities.

8. Provide specifications and catalog cuts for proposed furnishings, equipment and appliances.

#### **F. Quality and Scope of Experience and History (Part 4)**

This part is limited to fifteen (15) pages, and, unlike the previous parts, will not become an exhibit of the concession agreement. Provide the following in detail:

1. Information to evaluate your overall experience with respect to: the administration and operation of a bowling center, management of the physical plant and facilities, staffing trained personnel, the ability to interface and coordinate with patrons and the installation, and the financial capability to operate and maintain the facilities.

2. References. List all bowling centers and similar recreational facilities owned, leased or operated under concession or other management agreements within the last 5 years. Provide the sizes and dates and years of involvement with these activities. For those activities operated but not owned, provide the name and

address of the owning organization, the contract number, and a reference contact and telephone number.

3. Resumes of all general partners, owners, corporate officers, members of the development team, maintenance supervisors, bowling instructors, and management agent.

4. Financial statement indicating financial resources to perform the requirements of this RFP; include conditional commitment of lender funds. Identify any loans upon which the firm or principals have defaulted and any construction/development contract project defaults involving the firm or principals of the firm.

5. Name, address, and telephone number of three individuals, including financial, industry, trade, and credit references, whom we may contact regarding the offeror's past experience.

6. Any other information describing the offeror's ability to fulfill the requirements of this RFP.

7. The above information must also be supplied for any partners or owners in partnerships, corporations, or other entities formed subsequent to the submission of the proposal or award of the contract.

#### **G. Concession Agreement**

Proposers shall submit duly executed concession contract (Section III) with their proposals. The NTC Great Lakes NAFI will execute the concession contract upon award.

#### **H. Instructions to Offerors**

1. Solicitation Definitions. "Offer" means "proposal" in negotiation. "Solicitation" means a request for proposals (RFP) or a request for quotations (RFQ) in negotiation. "Contract" means concession contract.

2. Unnecessarily Elaborate Proposals or Quotations. Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to this solicitation are not desired and may be construed as an indication of the offeror's or quoter's lack of cost consciousness. Elaborate art work, expensive paper and bindings, and expensive visual or other presentation aids are neither necessary nor wanted.

3. Acknowledgment of Amendments to Solicitations. Offerors shall acknowledge receipt of any amendment to this solicitation (a) by signing and returning the amendment, (b) by identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer, or (c) by letter or

telegram. The NAFI must receive the acknowledgment by the time specified for receipt of offers.

#### 4. Submission of Offers

(a) Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to the office specified in the solicitation and (2) showing the time specified for receipt, the solicitation number, and the name and address of the offeror.

(b) Telegraphic offers will not be considered unless authorized by the solicitation; however, offers may be modified by written or telegraphic notice, if that notice is received by the time specified for receipt of offers

(c) Item samples, if required, must be submitted within the time specified for receipt of offers. Unless otherwise specified in the solicitation, these samples shall be (1) submitted at no expense to the NAFI and (2) returned at the sender's request and expense, unless they are destroyed during preaward testing.

#### 5. Late Submissions, Modifications, and Withdrawals of Proposals

(a) Any proposal received at the office designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it —

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th),

(2) Was sent by mail (or telegram if authorized) and it is determined by the NAFI that the late receipt was due solely to mishandling by the NAFI after receipt at the Government installation, or

(3) Is the only proposal received.

(b) Any modification of a proposal, except a modification resulting from the Contracting Offeror's request for "best and final" offer, is subject to the same conditions as in subparagraphs (a)(1) and (2) above.

(c) A modification resulting from the Contracting Officer's request for "best and final" offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by the NAFI after receipt at the Government installation.

(d) The only acceptable evidence to establish the date of mailing of a late proposal or modification sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark on the wrapper or on the original receipt from the U.S. or Canadian Postal Service. If neither postmark shows a legible date, the

proposal, quotation, or modification shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors should request the postal clerks to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(e) The only acceptable evidence to establish the time of receipt at the Government installation is the time/date stamp of that installation on the proposal wrapper or other documentary evidence of receipt maintained by the installation.

(f) Notwithstanding paragraph (a) above, a late modification of an otherwise successful proposal that makes its terms more favorable to the NAFI will be considered at any time it is received and may be accepted.

(g) Proposals may be withdrawn by written notice or telegram (including mailgram) received at any time before award. Proposals may be withdrawn in person by an offeror or an authorized representative if the representative's identity is made known and the representative signs a receipt for the proposal before award.

6. Restriction on Disclosure and Use of Data. Offerors who include in their proposals or quotations data that they do not want disclosed to the public for any purpose or used by the NAFI except for evaluation purposes, shall —

(a) Mark the title page with the following legend:

"This proposal includes data that shall not be disclosed outside the NAFI and shall not be duplicated, used, or disclosed — in whole or in part — for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of — or in connection with — the submission of this data, the NAFI shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the NAFI's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets [insert numbers or other identification of sheets]"; and

(b) Mark each sheet of data it wishes to restrict with the following legend:

"Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal."

## 7. Preparation of Offers

(a) Offerors are expected to examine the drawings, specifications, schedule, and all instructions. Failure to do so will be at the offeror's risk.

(b) Each offeror shall furnish the information required by the solicitation. The offeror shall sign the offer and print or type its name on the Schedule and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the issuing office.

(c) For each item offered, offerors shall (1) show the unit price/cost, including, unless otherwise specified, packaging, packing, and preservation, and (2) enter the extended price/cost for the quantity of each item offered in the "Amount" column of the Schedule. In case of discrepancy between a unit price/cost and an extended price/cost, the unit price/cost will be presumed to be correct, subject, however, to correction to the same extent and in the same manner as any other mistake.

(d) Offers for supplies or services other than those specified will not be considered unless authorized by the solicitation.

(e) Offerors must state a definite time for delivery of supplies or for performance of services, unless otherwise specified in the solicitation.

(f) Time, if stated as a number of days, will include Saturdays, Sundays, and holidays.

8. Explanation to Prospective Offerors. Any prospective offeror desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must request it in writing soon enough to allow a reply to reach all prospective offerors before the submission of their offers. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment of the solicitation, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

9. Failure to Submit Offer. Recipients of this solicitation not responding with an offer should not return this solicitation, unless it specifies otherwise. Instead, they should advise the issuing office by letter or postcard whether they want to receive future solicitations for similar requirements. If a recipient does not submit an offer and does not notify the issuing office that future solicitations are desired, the recipient's name may be removed from the applicable mailing list.

#### 10. Contract Award

(a) The NAFI will award a concession contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the NAFI, cost or price and other factors specified elsewhere in this solicitation considered.

(b) The NAFI may (i) reject any or all offers, (ii) accept other than the lowest offer, and (iii) waive informalities and minor irregularities in offers received.

(c) The NAFI may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.

(d) The NAFI may accept any item or group of items of an offer, unless the offeror qualifies the offer by specific limitations.

(e) A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. Before the offer's specified expiration time, the NAFI may accept an offer (or part of an offer, as provided in Paragraph (d) above), whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counter offer by the NAFI.

(f) Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract. However, if the resulting contract contains a clause providing for price reduction for defective cost or pricing data, the contract price will be subject to reduction if cost or pricing data furnished is incomplete, inaccurate, or not current.

**11. Type of Contract.** The Government contemplates award of a concessions contract resulting from this solicitation.

**12. Site Visit.** Offerors are urged and expected to inspect the site where services are to be performed and to satisfy themselves regarding all general and local conditions that may affect the cost of contract performance, to the extent that the information is reasonably obtainable. In no event shall failure to inspect the site constitute grounds for a claim after contract award.

**13. Private Opening of Proposals.** Proposals will be privately opened at the time set for opening in the RFP. Their contents will not be made public.

**14. Offers – Acceptance Period.** Offers offering less than the period of days specified for acceptance by the NAFI from the date set for opening of offers will be considered nonresponsive and will be rejected.

**15. Modifications Prior to Date Set for Opening Offers.** The right is reserved, as the interest of the NAFI may require, to revise or amend the specifications or drawings or both prior to the date set for opening offers. Such revisions and amendments, if any, will be announced by an amendment or amendments to this RFP. If the revisions and amendments are of a nature which requires material changes in quantities or prices to be bid or both, the date set for opening offers may be postponed by such number of days as in the opinion of the issuing officer will



enable offerors to revise their offers. In such cases, the amendment will include an announcement of the new date set for opening offers.

#### 16. Offer Guarantee

(a) To assure the execution of the contract and the performance bond, each offeror shall submit with its offer a guaranty bond (Standard Form 24, Attachment 3) executed by a surety company holding a certificate of authority from the Secretary of the Treasury, as an acceptable surety, or other security as provided in this clause. Security shall be in the sum of \$500,000. The offer guaranty shall be accompanied by a verifax or other facsimile copy of the agent's authority to sign bonds for the surety company.

(b) Failure to furnish an offer guarantee in the proper form and amount, by the time set for opening of offers, may be cause for rejection of the offer.

(c) The offeror shall furnish an offer guarantee in the form of a firm commitment, such as a bond, postal money order, certified check, cashier's check, irrevocable letter of credit, or, under Treasury Department regulations, certain bonds or notes of the United States. The Contracting Officer will return offer guarantees, other than offer bonds (1) to unsuccessful offerors as soon as practicable after the opening of offers, and (2) to the successful offeror upon execution of contractual documents and bonds (including any necessary coinsurance or reinsurance agreements), as required by the offer as accepted.

(d) If the successful offeror, upon acceptance of its offer by the NAFI within the period specified for acceptance, fails to execute all contractual documents or give a bond(s) as required by the solicitation within the time specified, the Contracting Officer may terminate the contract for default.

(e) Unless otherwise specified in the offer, the offeror will (1) allow 60 days for acceptance of its offer and (2) give bond within 10 days after receipt of the forms by the offeror.

(f) In the event the contract is terminated for default, the offeror is liable for any cost of acquiring the work that exceeds the amount of its offer, and the offer guarantee is available to offset the difference.

#### 17. Best and Final Offers

(a) After evaluating proposals, the NAFI will call for best and final offers. Such best and final offers will be treated as firm proposals in place of the proposals originally submitted. On the day the Contracting Officer requests best and final offers, he will quote the previous day's yield of the most recent 10-year U.S. Treasury Bond. The yield quoted will be the previous day's closing yield for the most recent 10-year U.S. Treasury Bond, as reported in the Wall Street Journal dated the day best and final offers are requested. The Contracting Officer must award the

Contract Agreement within 45 days of the date best and final offers are due or the successful proposer is not bound by the terms of his best and final offer.

(b) Additionally, the successful proposer is not bound by the terms of his best and final offer if, on the day of award, the previous day's closing yield of the most recent 10-year U.S. Treasury Bond, as reported in the Wall Street Journal dated the day of the award, is more than one percent (100 basis points) higher than the yield quoted by the Contracting Officer on the day best and final offers were requested. The successful proposer may, at his option, agree to accept an award made after the 45 days described in paragraph (a) above, or when the yield described above has increased more than one percent; however, he must notify the Contracting Officer of his acceptance within 5 days of the date of award in writing, and bonds and other documents are required to be submitted as scheduled in this RFP.

## SECTION VI

### EVALUATION FACTORS FOR AWARD

#### A. Process

The NAFI will select a proposal and award a contract under this RFP using a negotiated acquisition process that allows the NAFI to evaluate offers on factors other than price alone, and to select the proposal that provides the "greatest value to the NAFI."

**NOTE: THE "GREATEST VALUE TO THE NAFI" UNDER THIS RFP WILL BE DETERMINED BY EVALUATING THE TECHNICAL QUALITY AND PROPOSED CONCESSION FEE PAYMENTS OF EACH OFFER.**

A selection board will review and evaluate all proposals submitted in response to this RFP, according to the procedures explained in the paragraphs below. After the selection board has completed its review of the proposals, as described below, the Contracting Officer will forward the board's recommendation for award to the selection authority, who will make the final decision on awarding this contract.

**NOTE: The Contracting Officer may request on-site visitation of facilities similar to those requested in the RFP that have been designed, constructed, operated, and maintained by the offeror.**

#### B. Source Selection Board

Under the selection process, proposals are evaluated by the Board using a predetermined selection plan. In this RFP, the selection plan consists of the four major rating elements listed in paragraph c, below. The rating elements are listed in descending order of importance. The Selection Board has considerable discretion in determining which proposal represents the "greatest value to the NAFI."

#### C. Source Selection Plan

Those proposals that are "responsive" – that is, conform to the format and requirements of this RFP – will be evaluated using a predetermined rating plan. This plan consists of the following four major rating elements. The first is of greatest weight, followed by the second. The third and fourth criteria are of equal weight, each having less weight than the second.

- Quality and Scope of Experience and History
- Operation and Maintenance Plan

- Concession Fee Payments to NAFI. This will be evaluated on the basis of a net present value methodology.
- Capital Improvements – Design/Construction.

A narrative description of the selection plan elements is outlined in Section V. Offerors should carefully review this section to fully understand the criteria upon which their proposals will be rated.

**NOTE: OFFERORS MUST ALSO UNDERSTAND THAT THEIR TREATMENT OF EACH RATING ELEMENT WILL SIGNIFICANTLY AFFECT THE ACCEPTABILITY OF THEIR PROPOSALS TO THE NAFI. OFFERORS SHOULD NOT ASSUME THAT THEY CAN ENHANCE THE ACCEPTABILITY OF THEIR PROPOSALS BY OFFSETTING A WEAK CAPITAL IMPROVEMENTS, OPERATIONS AND MAINTENANCE, OR EXPERIENCE AND HISTORY RATING ELEMENT WITH A FAVORABLE CONCESSION FEE PROPOSAL.**

Section V of this RFP specifies the information to be submitted with each offer. This information will be used by the selection board in evaluating the elements of each proposal. Since this is a negotiated acquisition, offerors should anticipate discussions with members of the selection board and their consultants regarding individual elements of their proposals. These discussions may result in the selection board requiring the offeror to furnish additional evidence of financial condition, ability to assume and perform the obligations and responsibilities imposed by the terms and conditions of the agreement, and the proposal submitted. These discussions may also include requests for additional information or suggested changes to proposals to conform with NAFI objectives.

**NOTE: IT IS THE RESPONSIBILITY OF EACH OFFEROR TO INSURE THAT ITS INITIAL PROPOSAL INCLUDES ALL OF THE INFORMATION SPECIFIED IN THE RFP. THE OFFEROR SHALL PROVIDE ANY SUBSEQUENT INFORMATION REQUESTED BY THE NAFI IN A TIMELY MANNER BY THE DATE AND TIME SPECIFIED BY THE CONTRACTING OFFICER OR HIS DESIGNATED REPRESENTATIVE.**

**ATTACHMENTS**

## LIST OF ATTACHMENTS

1. Desirable Capital Improvements
2. Standard Form 1411, Contract Pricing Proposal Cover Sheet
3. Standard Form 24, Bid Bond
4. Standard Form 25, Performance Bond
5. Standard Form 25A, Payment Bond
6. NTC Great Lakes Bowling Center Consolidated Income Statements
7. History of Annual Lineage and League Play
8. Estimated Population of Authorized Users
9. General Base Security Regulations
10. Fire Protection Regulations
11. Site Description, Plans, and Drawings
12. Base Exterior Architecture Plan
13. Environmental Documentation
14. Report of Energy Consumption Analysis and Energy Conservation Recommendations (Excerpt)

## ATTACHMENT 1

### DESIRABLE CAPITAL IMPROVEMENTS

The following capital improvements are not mandatory but are merely provided as suggested improvements that can be offered.

- Construct bowling lanes in addition to the 8 required in Exhibit D.
- HVAC upgrade and replacement. (See Attachment 14.)
- Automatic scorers.
- Renovate existing facility according to existing plans for such work. An 88-drawing set of these plans are available upon request for \$140 a set by writing to Recreational Services Department, Building 160, NTC Great Lakes, IL 60689, Attention: Ms. Jill Olson. They were intended for a major expansion and upgrade project for the building in late 1988. That project included:
  - ▶ An 18-lane addition
  - ▶ An addition of two multipurpose rooms
  - ▶ An expansion of the snack bar and lounge
  - ▶ General renovations and upgrades.

NOTE: Drawings are provided for information purposes only. The Government makes no warranty expressed or implied, as to their accuracy. Offerors are encouraged to inspect the site, make further inquiries, and to independently validate the information provided in the drawings.

CONTRACT PRICING PROPOSAL COVER SHEET		1. SOLICITATION/CONTRACT/MODIFICATION NO.		FORM APPROVED OMB NO. 3090-0116						
NOTE: This form is used in contract actions if submission of cost or pricing data is required. (See FAR 15.804-6(b))										
2. NAME AND ADDRESS OF OFFEROR (Include ZIP Code)		3A. NAME AND TITLE OF OFFEROR'S POINT OF CONTACT		3B. TELEPHONE NO.						
					4. TYPE OF CONTRACT ACTION (Check)					
					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">A. NEW CONTRACT</td> <td style="width: 50%;">D. LETTER CONTRACT</td> </tr> <tr> <td>B. CHANGE ORDER</td> <td>E. UNPRICED ORDER</td> </tr> <tr> <td>C. PRICE REVISION/REDETERMINATION</td> <td>F. OTHER (Specify)</td> </tr> </table>		A. NEW CONTRACT	D. LETTER CONTRACT	B. CHANGE ORDER	E. UNPRICED ORDER
A. NEW CONTRACT	D. LETTER CONTRACT									
B. CHANGE ORDER	E. UNPRICED ORDER									
C. PRICE REVISION/REDETERMINATION	F. OTHER (Specify)									
5. TYPE OF CONTRACT (Check)		6. PROPOSED COST (A+B=C)								
<input type="checkbox"/> FFP <input type="checkbox"/> CPFF <input type="checkbox"/> CPIX <input type="checkbox"/> CPAF <input type="checkbox"/> FPI <input type="checkbox"/> OTHER (Specify)		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">A. COST</td> <td style="width: 33%;">B. PROFIT/FEE</td> <td style="width: 33%;">C. TOTAL</td> </tr> <tr> <td>\$</td> <td>\$</td> <td>\$</td> </tr> </table>			A. COST	B. PROFIT/FEE	C. TOTAL	\$	\$	\$
A. COST	B. PROFIT/FEE	C. TOTAL								
\$	\$	\$								
7. PLACE(S) AND PERIOD(S) OF PERFORMANCE										
8. List and reference the identification, quantity and total price proposed for each contract line item. A line item cost breakdown supporting this recap is required unless otherwise specified by the Contracting Officer. (Continue on reverse, and then on plain paper, if necessary. Use same headings.)										
A. LINE ITEM NO.	B. IDENTIFICATION	C. QUANTITY	D. TOTAL PRICE	E. REF.						
9. PROVIDE NAME, ADDRESS, AND TELEPHONE NUMBER FOR THE FOLLOWING (If available)										
A. CONTRACT ADMINISTRATION OFFICE		B. AUDIT OFFICE								
10. WILL YOU REQUIRE THE USE OF ANY GOVERNMENT PROPERTY IN THE PERFORMANCE OF THIS WORK? (If "Yes," identify)		11A. DO YOU REQUIRE GOVERNMENT CONTRACT FINANCING TO PERFORM THIS PROPOSED CONTRACT? (If "Yes," complete Item 11B)		11B. TYPE OF FINANCING (If one)						
					<input type="checkbox"/> YES <input type="checkbox"/> NO					
12. HAVE YOU BEEN AWARDED ANY CONTRACTS OR SUBCONTRACTS FOR THE SAME OR SIMILAR ITEMS WITHIN THE PAST 3 YEARS? (If "Yes," identify item(s), customer(s) and contract number(s))		13. IS THIS PROPOSAL CONSISTENT WITH YOUR ESTABLISHED ESTIMATING AND ACCOUNTING PRACTICES AND PROCEDURES AND FAR PART 31 COST PRINCIPLES? (If "No," explain)								
<input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> YES <input type="checkbox"/> NO								
14. COST ACCOUNTING STANDARDS BOARD (CASB) DATA (Public Law 91-379 as amended and FAR PART 30)										
A. WILL THIS CONTRACT ACTION BE SUBJECT TO CASB REGULATIONS? (If "No," explain in proposal)		B. HAVE YOU SUBMITTED A CASB DISCLOSURE STATEMENT (CASB DS-1 or 2)? (If "Yes," specify in proposal the office to which submitted and if determined to be adequate)								
<input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> YES <input type="checkbox"/> NO								
C. HAVE YOU BEEN NOTIFIED THAT YOU ARE OR MAY BE IN NON-COMPLIANCE WITH YOUR DISCLOSURE STATEMENT OR COST ACCOUNTING STANDARDS? (If "Yes," explain in proposal)		D. IS ANY ASPECT OF THIS PROPOSAL INCONSISTENT WITH YOUR DISCLOSED PRACTICES OR APPLICABLE COST ACCOUNTING STANDARDS? (If "Yes," explain in proposal)								
<input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> YES <input type="checkbox"/> NO								
This proposal is submitted in response to the RFP contract, modification, etc. in Item 1 and reflects our best estimates and/or actual costs as of this date										
15. NAME AND TITLE (Type)		16. NAME OF FIRM								
17. SIGNATURE				18. DATE OF SUBMISSION						



<b>BID BOND</b> (See instructions on reverse)	DATE BOND EXECUTED (Must be 24 hours or later than bid opening date)
PRINCIPAL (Legal name and business address)	TYPE OF ORGANIZATION ("X" one)
	<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> JOINT VENTURE <input type="checkbox"/> CORPORATION
	STATE OF INCORPORATION
SURETY(IES) (Name and business address)	

PENAL SUM OF BOND					BID IDENTIFICATION	
PERCENT OF BID PRICE	AMOUNT NOT TO EXCEED				BID DATE	INVITATION NO.
	MILLION(S)	THOUSAND(S)	HUNDRED(S)	CENTS		
					FOR (Construction, Supplies or Services)	

**OBLIGATION.**

We, the Principal and Surety(ies) are firmly bound to the United States of America (hereinafter called the Government) in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. However, where the Sureties are corporations acting as co-sureties, we, the Sureties, bind ourselves in such sum "jointly and severally" as well as "severally" only for the purpose of allowing a joint action or actions against any or all of us. For all other purposes, each Surety binds itself, jointly and severally with the Principal, for the payment of the sum shown opposite the name of the Surety. If no limit of liability is indicated, the limit of liability is the full amount of the penal sum.

**CONDITIONS:**

The Principal has submitted the bid identified above.

**THEREFORE.**

The above obligation is void if the Principal — (a) upon acceptance by the Government of the bid identified above, within the period specified therein for acceptance (sixty (60) days if no period is specified), executes the further contractual documents and gives the bond(s) required by the terms of the bid as accepted within the time specified (ten (10) days if no period is specified) after receipt of the forms by the principal, or (b) in the event of failure so to execute such further contractual documents and give such bonds, pays the Government for any cost of procuring the work which exceeds the amount of the bid.

Each Surety executing this instrument agrees that its obligation is not impaired by any extension(s) of the time for acceptance of the bid that the Principal may grant to the Government. Notice to the surety(ies) of extension(s) are waived. However, waiver of the notice applies only to extensions aggregating not more than sixty (60) calendar days in addition to the period originally allowed for acceptance of the bid.

**WITNESS.**

The Principal and Surety(ies) executed this bid bond and affixed their seals on the above date.

PRINCIPAL					
Signature(s)	1.		2.		Corporate Seal
		(Seal)		(Seal)	
Name(s) & Title(s) (Typed)	1.		2.		
INDIVIDUAL SURETIES					
Signature(s)	1.		2.		
		(Seal)		(Seal)	
Name(s) (Typed)	1.		2.		
CORPORATE SURETY(IES)					
SURETY A	Name & Address			STATE OF INC.	LIABILITY LIMIT \$
	Signature(s)	1.			Corporate Seal
		2.			
	Name(s) & Title(s) (Typed)	1.			
2.					

CORPORATE SURETY(IES) (Continued)					
SURETY B	Name & Address	STATE OF INC.		LIABILITY LIMIT \$	Corporate Seal
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY C	Name & Address	STATE OF INC.		LIABILITY LIMIT \$	Corporate Seal
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY D	Name & Address	STATE OF INC.		LIABILITY LIMIT \$	Corporate Seal
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY E	Name & Address	STATE OF INC.		LIABILITY LIMIT \$	Corporate Seal
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY F	Name & Address	STATE OF INC.		LIABILITY LIMIT \$	Corporate Seal
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY G	Name & Address	STATE OF INC.		LIABILITY LIMIT \$	Corporate Seal
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		

#### INSTRUCTIONS

1. This form is authorized for use when a bid guaranty is required. Any deviation from this form will require the written approval of the Administrator of General Services.

2. Insert the full legal name and business address of the Principal in the space designated "Principal" on the face of the form. An authorized person shall sign the bond. Any person signing in a representative capacity (e.g., an attorney-in-fact) must furnish evidence of authority if that representative is not a member of the firm, partnership, or joint venture, or an officer of the corporation involved.

3. The bond may express penal sum as a percentage of the bid price. In these cases, the bond may state a maximum dollar limitation (e.g., 20% of the bid price but the amount not to exceed \_\_\_\_\_ dollars).

4. (a) Corporations executing the bond as sureties must appear on the Department of the Treasury's list of approved sureties and must act within the limitation listed herein. Where more than one corporate surety is involved, their names and addresses shall appear

in the spaces (Surety A, Surety B, etc.) headed "CORPORATE SURETY(IES)". In the space designated "SURETY(IES)" on the face of the form, insert only the letter identification of the sureties.

(b) Where individual sureties are involved, two or more responsible persons shall execute the bond. A completed Affidavit of Individual Surety (Standard Form 28), for each individual surety, shall accompany the bond. The Government may require these sureties to furnish additional substantiating information concerning their financial capability.

5. Corporations executing the bond shall affix their corporate seals. Individuals shall execute the bond opposite the word "Corporate Seal"; and shall affix an adhesive seal if executed in Maine, New Hampshire, or any other jurisdiction requiring adhesive seals.

6. Type the name and title of each person signing this bond in the space provided.

7. In its application to negotiated contracts, the terms "bid" and "bidder" shall include "proposal" and "offeror".

**PERFORMANCE BOND**  
*(See instructions on reverse)*

DATE BOND EXECUTED (Must be same or later than date of contract)

PRINCIPAL (Legal name and business address)

TYPE OF ORGANIZATION ("X" one)

☐ INDIVIDUAL                      ☐ PARTNERSHIP  
☐ JOINT VENTURE                      ☐ CORPORATION

STATE OF INCORPORATION

SURETY(IES) (Name(s) and business address(es))

PENAL SUM OF BOND

MILLION(S)	THOUSAND(S)	HUNDRED(S)	CENTS

CONTRACT DATE      CONTRACT NO.

**OBLIGATION:**

We, the Principal and Surety(ies), are firmly bound to the United States of America (hereinafter called the Government) in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. However, where the Sureties are corporations acting as co-sureties, we, the Sureties, bind ourselves in such sum "jointly and severally" as well as "severally" only for the purpose of allowing a joint action or actions against any or all of us. For all other purposes, each Surety binds itself, jointly and severally with the Principal, for the payment of the sum shown opposite the name of the Surety. If no limit of liability is indicated, the limit of liability is the full amount of the penal sum.

**CONDITIONS:**

The Principal has entered into the contract identified above.

**THEREFORE:**

The above obligation is void if the Principal –

(a)(1) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of the contract during the original term of the contract and any extensions thereof that are granted by the Government, with or without notice to the Surety(ies), and during the life of any guaranty required under the contract, and (2) perform and fulfill all the undertakings, covenants, terms conditions, and agreements of any and all duly authorized modifications of the contract that hereafter are made. Notice of those modifications to the Surety(ies) are waived.

(b) Pays to the Government the full amount of the taxes imposed by the Government, if the said contract is subject to the Miller Act, (40 U.S.C. 270a-270e), which are collected, deducted, or withheld from wages paid by the Principal in carrying out the construction contract with respect to which this bond is furnished.

**WITNESS**

The Principal and Surety(ies) executed this performance bond and affixed their seals on the above date.

PRINCIPAL				
Signature(s)	1.	2.	Corporate Seal	
	(Seal)	(Seal)		
Name(s) & Title(s) (Typed)	1.	2.	Corporate Seal	
INDIVIDUAL SURETY(IES)				
Signature(s)	1.	2.	(Seal)	
	(Seal)	(Seal)		
Name(s) (Typed)	1.	2.		
CORPORATE SURETY(IES)				
SURETY A	Name & Address	STATE OF INC.	LIABILITY LIMIT \$	Corporate Seal
	Signature(s)	1.	2.	
	Name(s) & Title(s) (Typed)	1.	2.	

CORPORATE SURETY(IES) (Continued)					
SURETY B	Name & Address			STATE OF INC.	LIABILITY LIMIT \$
	Signature(s)	1.	2.		Corporate Seal
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY C	Name & Address			STATE OF INC.	LIABILITY LIMIT \$
	Signature(s)	1.	2.		Corporate Seal
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY D	Name & Address			STATE OF INC.	LIABILITY LIMIT \$
	Signature(s)	1.	2.		Corporate Seal
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY E	Name & Address			STATE OF INC.	LIABILITY LIMIT \$
	Signature(s)	1.	2.		Corporate Seal
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY F	Name & Address			STATE OF INC.	LIABILITY LIMIT \$
	Signature(s)	1.	2.		Corporate Seal
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY G	Name & Address			STATE OF INC.	LIABILITY LIMIT \$
	Signature(s)	1.	2.		Corporate Seal
	Name(s) & Title(s) (Typed)	1.	2.		

BOND PREMIUM	▶	RATE PER THOUSAND \$	TOTAL \$
--------------	---	-------------------------	-------------

### INSTRUCTIONS

1. This form is authorized for use in connection with Government contracts. Any deviation from this form will require the written approval of the Administrator of General Services.

2. Insert the full legal name and business address of the Principal in the space designated "Principal" on the face of the form. An authorization person shall sign the bond. Any person signing in a representative capacity (e.g., an attorney-in-fact) must furnish evidence of authority if that representative is not a member of the firm, partnership, or joint venture, or an officer of the corporation involved.

3. (a) Corporations executing the bond as sureties must appear on the Department of the Treasury's list of approved sureties and must act within the limitation listed therein. Where more than one corporate surety is involved, their names and addresses shall appear in the spaces (Surety A, Surety B, etc.) headed "CORPORATE

SURETY(IES)". In the space designated "SURETY(IES)" on the face of the form insert only the letter identification of the sureties.

(b) Where individual sureties are involved, two or more responsible persons shall execute the bond. A completed Affidavit of Individual Surety (Standard Form 28), for each individual surety, shall accompany the bond. The Government may require these sureties to furnish additional substantiating information concerning their financial capability.

4. Corporations executing the bond shall affix their corporate seals. Individuals shall execute the bond opposite the word "Corporate Seal"; and shall affix an adhesive seal if executed in Maine, New Hampshire, or any other jurisdiction requiring adhesive seals.

5. Type the name and title of each person signing this bond in the space provided.

<b>PAYMENT BOND</b> (See instructions on reverse)	DATE BOND EXECUTED (Must be same or later than date of contract)																
PRINCIPAL (Legal name and business address)	TYPE OF ORGANIZATION ("X" one) <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> JOINT VENTURE <input type="checkbox"/> CORPORATION STATE OF INCORPORATION																
SURETY(IES) (Name(s) and business address(es))	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: center;">PENAL SUM OF BOND</th> </tr> <tr> <td style="width: 25%;">MILLION(S)</td> <td style="width: 25%;">THOUSAND(S)</td> <td style="width: 25%;">HUNDRED(S)</td> <td style="width: 25%;">CENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CONTRACT DATE</td> <td style="width: 50%;">CONTRACT NO.</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	PENAL SUM OF BOND				MILLION(S)	THOUSAND(S)	HUNDRED(S)	CENTS					CONTRACT DATE	CONTRACT NO.		
PENAL SUM OF BOND																	
MILLION(S)	THOUSAND(S)	HUNDRED(S)	CENTS														
CONTRACT DATE	CONTRACT NO.																

**OBLIGATION:**

We, the Principal and Surety(ies), are firmly bound to the United States of America (hereinafter called the Government) in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. However, where the Sureties are corporations acting as co-sureties, we, the Sureties, bind ourselves in such sum "jointly and severally" as well as "severally" only for the purpose of allowing a joint action or actions against any or all of us. For all other purposes, each Surety binds itself, jointly and severally with the Principal, for the payment of the sum shown opposite the name of the Surety. If no limit of liability is indicated, the limit of liability is the full amount of the penal sum.

**CONDITIONS:**

The above obligation is void if the Principal promptly makes payment to all persons having a direct relationship with the Principal or a subcontractor of the Principal for furnishing labor, material or both in the prosecution of the work provided for in the contract identified above, and any authorized modifications of the contract that subsequently are made. Notice of those modifications to the Surety(ies) are waived.

**WITNESS**

The Principal and Surety(ies) executed this payment bond and affixed their seals on the above date.

PRINCIPAL				
Signature(s)	1. (Seal)	2. (Seal)	Corporate Seal	
Name(s) & Title(s) (Typed)	1. (Seal)	2. (Seal)		
INDIVIDUAL SURETY(IES)				
Signature(s)	1. (Seal)	2. (Seal)		
Name(s) (Typed)	1. (Seal)	2. (Seal)		
CORPORATE SURETY(IES)				
SURETY A	Name & Address	STATE OF INC.	LIABILITY LIMIT \$	Corporate Seal
	Signature(s)	1. (Seal)	2. (Seal)	
	Name(s) & Title(s) (Typed)	1. (Seal)	2. (Seal)	

## ATTACHMENT 6

**NTC GREAT LAKES BOWLING CENTER CONSOLIDATED  
REVENUE STATEMENTS**

	FY88	FY87	FY86
<b>Revenues</b>			
Bowling	\$334,209	\$285,924	\$322,314
Pro Shop	46,469	53,831	58,470
Beverage	174,277	224,106	342,051
Food	59,225	60,649	65,109
Total Revenues	614,180	624,510	787,944
<b>Expenses</b>			
Cost of Goods Sold	117,972	132,373	193,438
Direct Salaries	310,495	316,536	294,078
Fringes	71,494	72,024	65,517
Utilities	149,731	145,239	140,882
Repairs and Maintenance	31,517	37,727	33,904
Other	36,205	37,546	39,647
Total Expenses	717,414	741,445	767,466
<b>Net profit (Loss)</b>	<b>(\$103,234)</b>	<b>(\$116,935)</b>	<b>\$20,478</b>

**Notes:** FY88 includes \$25,000 of revenue from pool tables. FY87 and FY86 do not include pool table revenues  
Revenue figures do not include amounts from existing NAVRESSO amusement machines

## **ATTACHMENT 7**

### **HISTORY OF ANNUAL LINEAGE AND LEAGUE PLAY**

The following pages show patron usage for FY79 through FY88 and a breakdown of league play for the 1988 – 89 season.

# PATRON USAGE AND LINEAGE COMPARISON TABLE

	FY-73	FY-74	FY-75	FY-76	FY-77	FY-78	FY-79	FY-80	FY-81	FY-82	FY-83	FY-84	FY-85	FY-86	FY-87	FY-88
OCT	38217	37256	35745	33097	38149	34475	34750	31201	37469	23586						
NOV	36605	30594	30732	31341	26616	23194	34750	34622	28733	27462						
DEC	30078	28180	26865	27730	31358	26504	31360	30581	20427	19507						
JAN	31925	38500	38573	33718	40881	36508	36075	37548	32452	23465						
FEB	32982	35047	32791	33624	38200	38120	37580	35137	30716	25520						
MAR	37461	29195	37169	38968	42811	43376	16076	41216	34354	30840						
APR	55324	34090	37227	37491	38910	38509	39013	33842	29814	26719						
MAY	24022	27616	36188	29496	34309	27521	25176	35109	19597	15535						
JUN	26121	25832	28861	27703	26261	25998	20597	12563	13336	12508						
JUL	19523	29162	27293	30621	26545	26698	21452	12694	14522	14411						
AUG	25308	30308	31107	27662	26222	28006	23593	25062	16402	15867						
SEP	24304	32352	32446	30156	31621	33358	29514	23473	22940	15979						
PRICE	0 50	0 60	0 60	0 65	0 65	0 70	0 75	0 80	0 90	1 25						
	361322	378137	402197	381607	415456	392267	390136	363061	190743	249308						
LG	173211	129208	149109	141124	153718	145139	140408	124322	167982	92279						
SFEV	14476	15125	16113	15264	16618	15690	15179	14522	11630	9979						
OPEN	202615	273022	322776	227119	111220	221438	224 42	111 07	171551	137131						





DEPARTMENT OF THE NAVY  
NAVAL TRAINING CENTER  
GREAT LAKES, ILLINOIS 60088 5000

NTCGLAKESINST 11320.3D  
90  
28 DEC 1987

NTC GREAT LAKES INSTRUCTION 11320.3D

Subj: INSTRUCTIONS CONCERNING FIRE PREVENTION AND PROTECTION  
RESPONSIBILITIES

Ref: (a) OPNAVINST 11320.23D  
(b) NAVMATINST 11320.14  
(c) NTCGLAKESINST 11320.1G  
(d) NTCGLAKESINST 11000.5  
(e) DOD MIL-HNDB-1008  
(f) National Fire Protection Association Fire Codes

(A  
(R

Encl: (1) NTC Fire Prevention Regulations

1. Purpose. To assign responsibilities for fire prevention and protection on the Naval Training Center in accordance with references (a) through (f).

(R

2. Cancellation. NTCGLAKESINST 11320.3C.

3. Scope. This instruction is applicable to all commands and activities within the Naval Training Center which receive fire prevention and protection from the Naval Training Station.

(R

4. Responsibilities

a. Commanding officers of activities receiving fire prevention and protection assistance from the Commanding Officer, Naval Training Station are responsible for the following elements of fire prevention and protection within their commands:

(R

(1) Immediate and factual reporting of ALL fires.

(2) Immediate correction of ALL fire hazards as reported by fire inspectors or noted during command material inspections.

(3) Posting of NTC Fire Prevention Regulations, enclosure (1), in each building and proper indoctrination of all personnel in fire prevention techniques.

(4) Preparation and posting of fire party assignments for each building.

(5) Posting of the Fire Bill, NAVFAC Form 3-11320/9 (4-67) in each building.

(6) Periodic fire drills for each building in which personnel reside or are employed.

(7) Weekly material inspections of all buildings and property under their cognizance to ensure proper standards of cleanliness and fire prevention control.

(8) Compliance with fire prevention regulations prescribed in enclosure (1).

(9) Posting of the Emergency Phone Numbers Form, 9ND-NTC-5100/1 (2-77).

R) b. Commanding Officer, Naval Training Station, in addition to the foregoing responsibilities, shall be responsible for the overall fire protection of the Naval Training Center and other activities as designated by the Commander, Naval Training Center. These responsibilities will include:

(1) Administrative and operational control over the Naval Training Center firefighting facilities, equipment, and personnel.

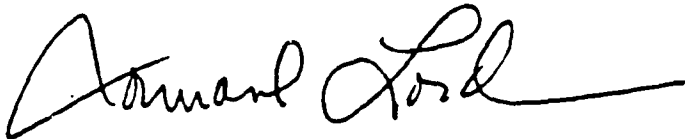
(2) Periodic technical fire prevention inspections of all buildings and properties of the Naval Training Center and of the activities which receive fire protection from the Naval Training Center.

(3) Notification of commanding officers of fire hazards and violations of fire prevention procedures, keeping the Commander, Naval Training Center, informed as necessary.

5. Action. Commanding officers shall take appropriate action to carry out fire prevention and protection responsibilities prescribed herein.

6. Forms Availability. NAVFAC Form 3-11320/9 (4-67), Fire Bill, USN 0105-LF-001-6000 and 9ND-NTC-5100/1 (2-77) emergency phone numbers form, may be obtained at the Self Serve Store (Serv-Mart, Bldg. 3503)

Distribution:  
NTCGLAKESINST 5216.5F  
List I, IIB, III



Norman C. Lord  
Chief of Staff

NTC FIRE PREVENTION REGULATIONS

1. Firefighting Equipment

a. The Duty Fire Chief shall be notified in advance of impairment of fire protection involving water systems, hydrants, pumps, blocking of roadways and/or of any condition that would interfere with Fire Department operations or restrict the exit of personnel from a building or area.

b. Firefighting equipment shall not be tampered with, used or moved from its assigned location for any purpose except fire fighting, drills, or repair.

c. Any person having discharged a fire extinguisher, or having found indications that a fire extinguisher has been used, shall report the fact immediately to the Fire Department, extension 2135. (R

d. Fire hydrants, sprinkler systems, fire alarm systems and fire evacuation alarms will not be used for any purpose other than fire fighting without permission of the Fire Chief.

2. Care of Buildings

a. All waste, rubbish and scrap materials shall be cleared from buildings at the end of the work day and placed in dumpster dumpsters.

b. Metal containers with automatic or self-closing covers shall be provided and used for storing supplies of rags, waste, and packing material.

c. Storage is prohibited in equipment rooms, air conditioning rooms, boiler rooms, exit corridors, attics, concealed spaces, and under stairways.

d. NO RESTRICTIVE HARDWARE, SUCH AS HASPS AND PADLOCKS, THROW BOLTS, CROSS BARS, ETC., SHALL BE INSTALLED ON ANY EMERGENCY EXIT DOORS.

e. All exit doors shall be unlocked during periods of occupancy.

f. Only non-combustible or approved flameproof materials shall be used for decorations or window coverings. The Fire Department shall approve all decorations before they are used.

g. Swabs, cleaning gear, and other materials subject to spontaneous ignition shall be kept outside buildings or stored in tight metal containers with metal covers.

h. All paint, brushes, drop cloths, rags, etc., must be removed from the building at the close of the work day.

### 3. Smoking Regulations

a. Smoking is prohibited in bunks and beds, warehouses, storerooms, attics, lofts, theaters, garages, paint shops, carpentry or woodworking shops, and any area where flammable or explosive vapors may be present.

b. Special areas approved for smoking, located within prohibited smoking areas, shall be approved by the Fire Department and shall be clearly defined and appropriate signs posted.

c. Suitable receptacles for discarding smoking materials shall be provided in adequate numbers in all areas where smoking is permitted.

d. "NO SMOKING" signs shall be posted in areas where smoking is prohibited.

### 4. Electrical hazards

a. Installations and changes in electrical wiring, fittings, attachments, or electrical appliances shall be made only by authorized qualified electricians.

R) b. Defective electric cords, lighting fixtures, appliances, and switches shall be reported immediately (Ext. 2135).

A) c. All electrical appliances, including coffee makers, hot plates, microwave ovens, and vending machines must bear the label of/or be listed by the Underwriters Laboratories or Factory Mutual.

R) d. Fire Department permits are required for installation and use of microwave ovens, coffee messes, hot plates, etc.

### 5. Hazardous Activities

a. Spray Painting. Not to be conducted within buildings, unless standard spray booths and exhaust systems are provided.

b. Welding and Cutting Operations. Conducted only in locations that have been specifically designated for this purpose.

#### c. Operators of Welding or Cutting Equipment

(1) Operator shall have been properly instructed and qualified to operate such equipment.

(2) All operators will follow the standards set forth in paragraph 5g of reference (b).

(3) A Fire Department permit is required for all welding, cutting, burning, or other hazardous operations that are required in an area other than the approved shop.

d. Gasoline and Other Flammable Liquids. Gasoline, benzene, naptha, acetone, turpentine, and other flammable liquids with a flash point below 100°F will not be used for cleaning, soaking, washing, removing, or refinishing, throughout NTC Great Lakes.

e. Paints, thinners, tarps, etc., will be stored in approved metal paint lockers only.

#### 6. Fueling Operations

a. All fueling operations will be under the supervision and control of authorized and qualified personnel. They shall have a thorough knowledge of the hazards involved and know the regulations set forth in reference (b).

b. Containers, valves, nozzles, and faucets will be either (A) Underwriters Laboratory or Factory Mutual approved and will comply with the requirements set forth in reference (b).

c. "Self-Service" filling stations are authorized, but must comply with the regulations listed and set forth in references (b) and (f). (D)

#### 7. Radioactive Material

a. The Fire Chief, or Senior Fire Officer on duty, shall be notified of the transportation, storage, handling, or use of any radioactive material, including weapons which come into the confines of the activity.

b. The department controlling or using the material shall make the above notification.

8. Securing of Buildings. All places of public assembly and Navy (R) Exchange facilities are required to be inspected by the Fire Department prior to closing, unless otherwise directed. Detailed requirements of the above regulations are contained in reference (c).

#### 9. Vehicles

a. Parking, storage, or repair of any vehicle in buildings is prohibited except in garages and other buildings specifically designated therefor.

b. Automotive equipment, jeeps, tow lift motors (fork lifts), or any other non-stationary gas driven equipment shall not be refueled inside buildings.

- R) 10. Drills. Fire exit drills shall be held with sufficient frequency to familiarize all occupants with the drill procedure and to have the conduct of the drill in a matter of established routine. Drills will be executed in bachelor quarters at least monthly and in all other occupied buildings at least quarterly.
11. Training. All personnel should be indoctrinated in the location and proper utilization of exits, fire alarm boxes and first-aid firefighting equipment. Assistance will be given by the Center Fire Department in the above training upon request.
12. Self-Help Projects. All material to be used in self-help projects shall be inspected by the Fire Department Inspector before use, to assure compliance with regulations set forth in references (d) and (e).
13. Tar Kettles. Tar kettles shall not be operated inside, on the roof, or within 25 feet of any building. They must be attended by a competent operator. A minimum of two 20 or 30 pound dry chemical extinguishers shall be provided at work sites. Burning permits are required from the Fire Department for each operation.
- D)

## **ATTACHMENT 11**

### **SITE DESCRIPTION, PLANS, AND DRAWINGS**

#### **RYNISH BOWLING CENTER**

##### **PRESENT BUILDING DESCRIPTION**

The existing facility is a 13-year old building of permanent type construction, one story with concrete foundation and floor, steel frame, masonry walls, aluminum doors and frames, a built-up roof membrane over insulation on a steel roof deck, sprinkler system with alarms, and air conditioning. There have been no expansion or major renovation projects since the building was completed in 1975. The energy efficiency of the building could be improved, however. The heating, ventilation, and air conditioning system is of poor design and many of the incandescent lights should be replaced with fluorescent lighting. Attachment 14 to this RFP contains details of an energy study performed on this building by B&A Engineers, Ltd.

Major installed equipment includes, 32 Brunswick lanes and pinsetter machines of which 22 were purchased new and 10 were refurbished pinsetter machines from a previous facility. Related equipment (seating, lockers, benches, etc.) are in place.

##### **PRESENT PARKING DESCRIPTION**

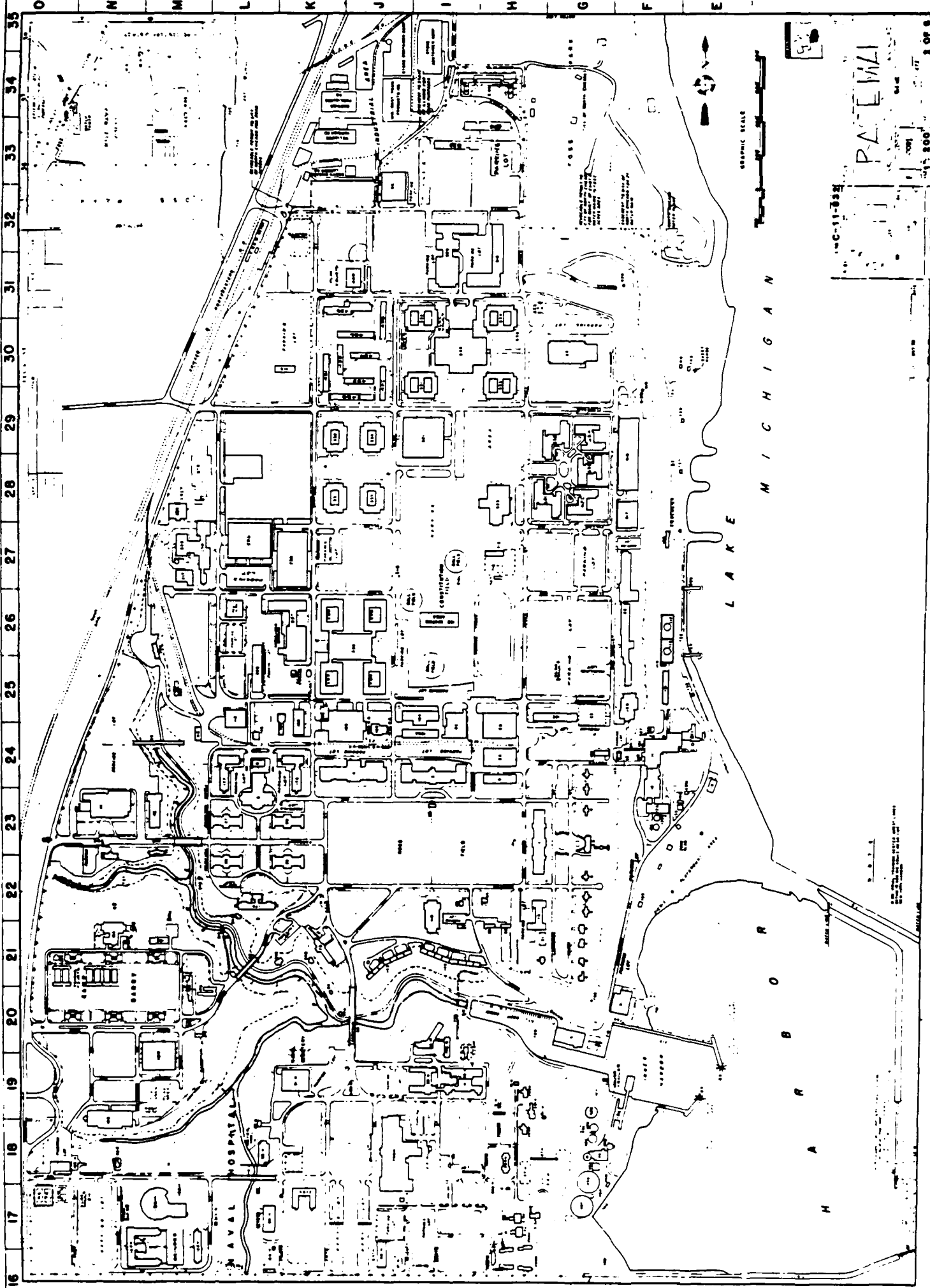
Present parking consists of spots available around the existing facility. The east side of the building has approximately 16 spaces, west side has approximately 16 spaces, and the south end with approximately 12 spaces. There is also existing facility parking for approximately 150 vehicles in Camp Barry parking lot across from the Bowling Center.

## **PLANS AND DRAWINGS**

The following pages contain:

1. A base map
2. The floor plan of building 180
3. A topographical survey
4. Site underground utilities.

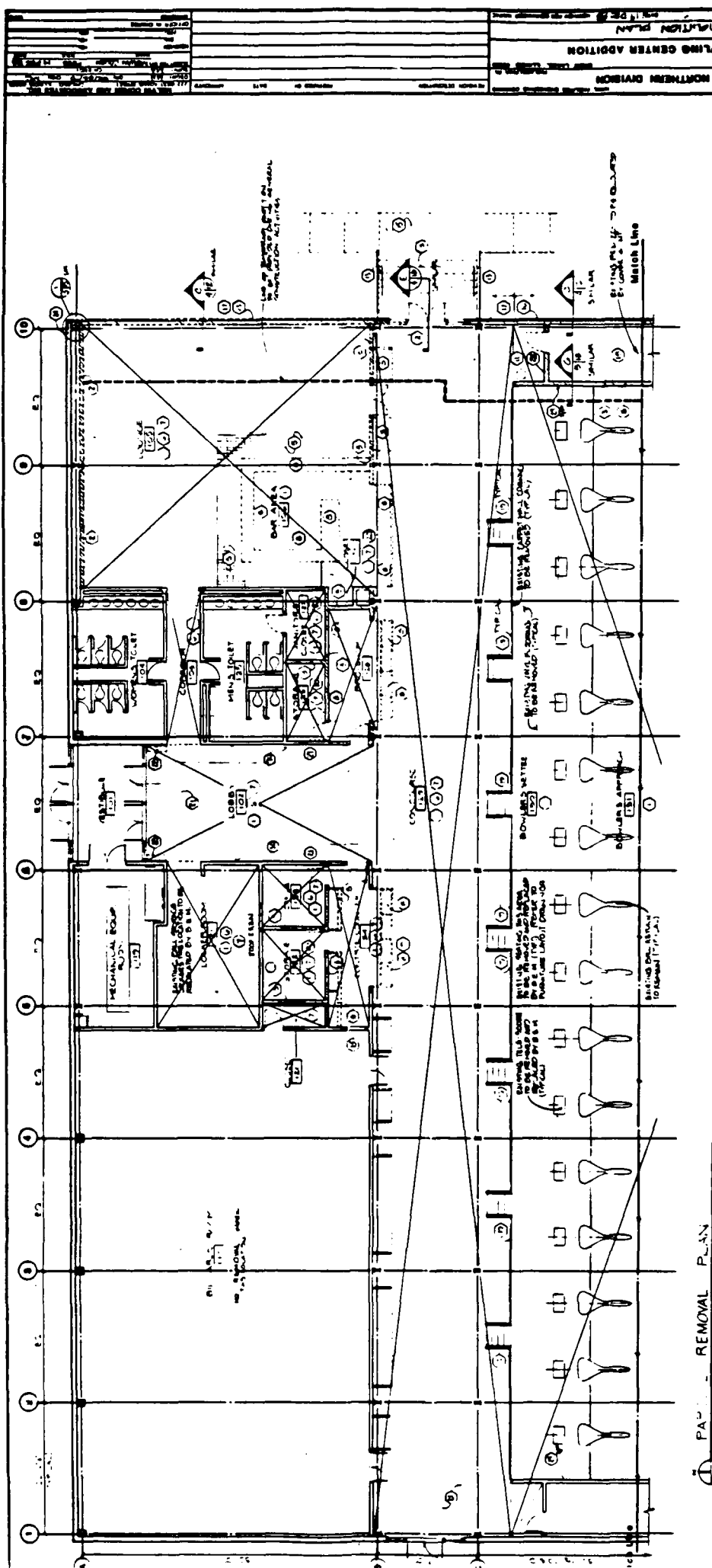




1-C-11-338

PALE

1000



1 PA - REMOVAL PLAN

REMOVAL 15 END

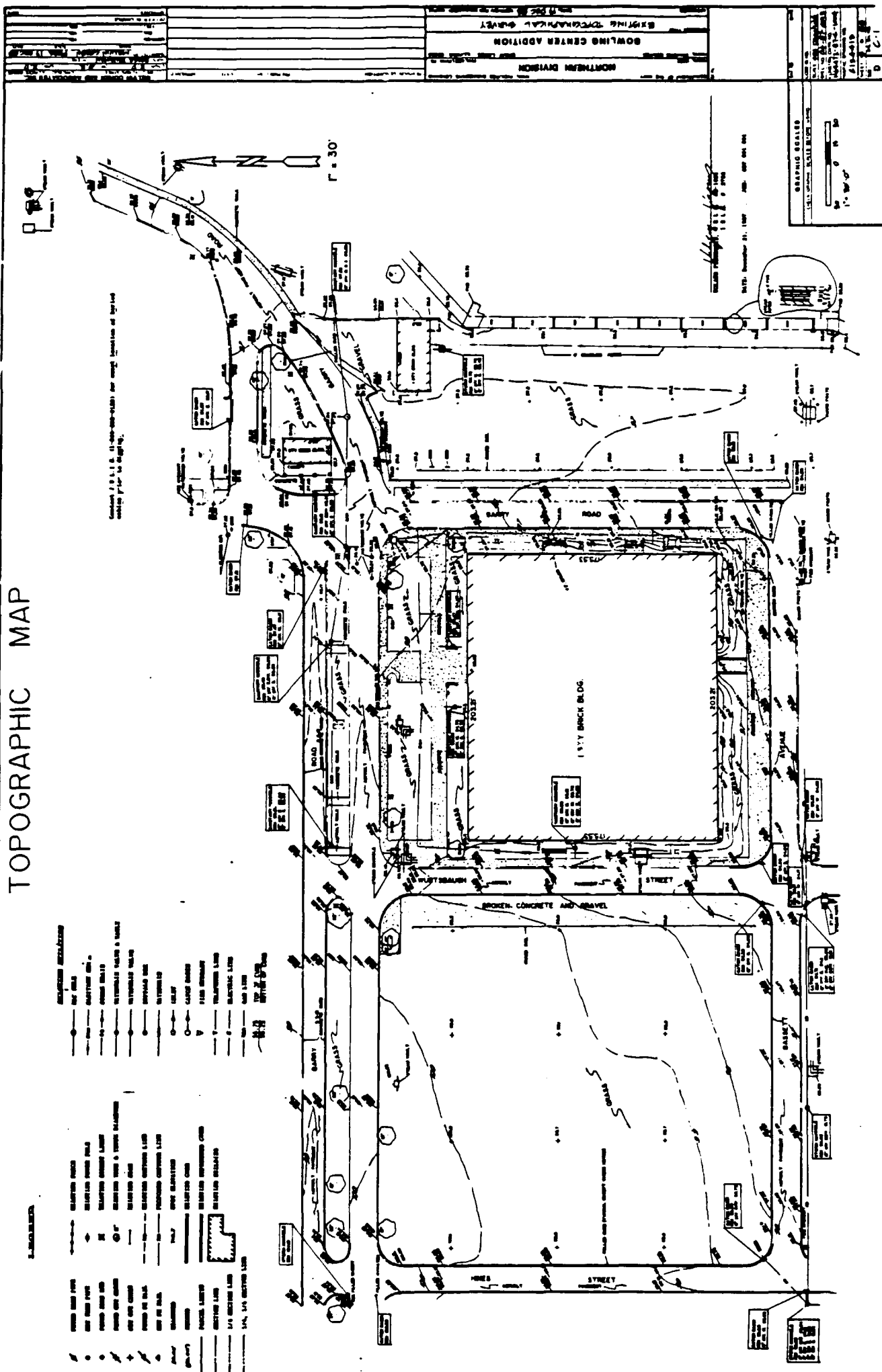
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## REMOVAL NOTES

- 1. RECORDS APPROVED LOCATION AND THE LOCATION COORDINATE OF "REMARKS" OF ELECTRICAL JUNCTION.
- 2. ELECTRICAL WORKERS MUST RETURN TO THE RECORDS SECTION REMARKS. PUT NAME AND DATE.
- 3. BRINGING COORDINATE, BUILT MATERIAL TO BE RECORDED. MATERIAL REMARKS, A CHECKLIST OF EACH ITEM.
- 4. BRINGING "ANALYST LOCATION/ANALYST NAME TO BE RECORDED."
- 5. BRINGING "ANALYST LOCATION/ANALYST NAME TO BE RECORDED. CURRENT AND VOLTAGE CURRENT COORDINATE AND CURRENT VOLTAGE ANALYST LOCATION/ANALYST NAME TO BE RECORDED. ANALYST LOCATION AND REMARKS ALL THE WORKING, ANALYST MATERIALS.
- 6. BRINGING NAME DATE TO BE RECORDED THIS LOCATION.
- 7. BRINGING MATERIAL TO BE RECORDED THIS LOCATION.
- 8. COORDINATE REMARKS OF RECORD, COORDINATE OF ELECTRICAL REMARKS OF WORK, NAME COORDINATE, NAME. SEE ELECTRICAL COORDINATE OF WORK.
- 9. WORKING LOCATIONS TO BE RECORDED (RECORDED) IN EACH LOCATION SEE BUT A 10.
- 10. ELECTRICAL WORKER COORDINATE OF REMARKS REMARKS.

- 
- Key Plan  
(INTB)



[illegible]



**ATTACHMENT 12**  
**BASE EXTERIOR ARCHITECTURAL PLAN**

The following pages in this attachment are NTC Great Lakes' base exterior architectural plan.

# **BASE EXTERIOR ARCHITECTURE PLAN**

## **DESIGN GUIDE**

**DESIGN GUIDE**

**BASE EXTERIOR  
ARCHITECTURE PLAN**

**Great Lakes Naval Training Center  
Great Lakes, Illinois**



## INTRODUCTION

The purpose of the Design Guide is to establish specific design guidance and recommendations for selection of exterior visual elements at the U.S. Naval Training Center, Great Lakes, Illinois.

The Design Guide discusses all of those elements recommended within the BEAP Development Plan (Task 3) for incorporation within the Base. This guide then, is the tool to be used by Base personnel to implement the recommendations established in the BEAP. It is organized in the following manner:

- Buildings and Structures
- Site Elements
- Planting
- Construction Details

The Buildings and Structures section outlines a palette of materials and colors for continued use at the facility. The section on Site Elements concerns itself with recommendations of site furnishings, signs and lighting. The Planting section deals with specific plant recommendations and uses.

The guide concludes with a series of construction details which can assist Base personnel in the design of physical improvements.

Through the continued use and application of the Guide, a design unity will ultimately result throughout the Base.

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## CONSTRUCTION DETAILS

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Unit Pavers on Sand  
Cobble Paving  
Stone Surface  
Timber Curb  
Tree Pit/Cobble Paving  
Tree Grates/Concrete Paving  
Shore Protection  
Wood Bench  
Retaining Wall  
Concrete Seat Wall (with wood inset)  
Brick Seat Wall  
Timber Bicycle Racks  
Pipe Bollard (decorative)  
Granite Bollard (decorative)  
Pipe Bollard (service)  
Wood Bollard (recreational area)  
Steel Railing  
Pipe Railing - Ramp/Stairs  
Pipe Railing - Top of Wall  
Wood Railing  
Screen Fencing  
Wrought Iron Fence  
Box Beam Guardrail  
Timber Guard Rail  
Site Lighting  
Shrub Planting  
Conifer Planting  
Deciduous Tree Planting  
Slope Protection

**BUILDINGS AND STRUCTURES**

## BUILDINGS AND STRUCTURES

A variety of building types and materials exist throughout the Base. It is the intent of this chapter to identify the various generic types of structures and recommend treatments which will provide a harmony and compatibility. Treatments include: window replacement, facade treatment, roofing and painting. It should be noted that most of the recommendations can be accomplished as routine maintenance measures. Where color selections are recommended, a manufacturer's color sample has been referenced as a means of identifying a desired color. Other manufacturers may be utilized if a similar color can be provided.

The Base can be categorized into three general areas for the purpose of architectural compatibility of structures:

- The Ross Field Structures - includes Bldgs. No. 1, 2, 3, 4, 5, 6, 13, 25, 26, 27, 28, and the Camp Barry Structures 150, 151, 153, 155, 158, 160, 162.
- The Housing Areas - includes Nimitz, Halsey and Forrestal areas.
- All other structures.

ROSS FIELD & CAMP BARRY STRUCTURES - The basic approach here should be one of preservation of those features that have historic significance and a modification of those that have since been changed to be more compatible to the basic materials.

- Maintain red-brown brick and brown terra cotta.
  - Use a non-contrasting grout for repointing brick and terra cotta.
  - Windows - maintain white trim.\*
  - Doors - paint white.\*
  - Roofs - built-up, rolled, or asphalt shingles should be black or charcoal brown. Slate should be Pennsylvania Black.
  - Flashing - copper.
  - Metal rails - paint dark brown.
  - Dark base on Barry Building.
  - Entry steps - maintain natural concrete or stone.
- \* An historic building survey has been recently completed for the facility. The report, "Comprehensive Historic Building Survey Great Lakes Naval Training Center," by Hasbrouck Hunderman, Architects, dated January 1984, should be referenced for specifics relating to the Ross Field and Camp Barry buildings. The original colors of the trim appear to have been similar to the building terra cotta, with the white trim color applied fifteen to twenty years later and then carried forward to this time.

Since generations of personnel and visitors have been exposed to the white trim over approximately the past fifty years, it is recommended that this approach be maintained.

HOUSING AREAS - A better attempt should be made to coordinate and complement colors. This is obviously an area where some individuality should be encouraged; however, coordination and harmony

could still be achieved by making certain elements a common color (roofs, mail box structures, light posts, fences, dumpsters, etc.).

- Siding - limit pallet to earth tones - gray, brown, ochre, tan, and red-brown. Avoid greens since nearly all shades clash with the predominant natural greens of the landscape.
- Sloped Roofs - charcoal brown or charcoal gray.
- Trim - match color of siding.
- Out-structures and garages - provide out-structures that match color of siding and eliminate the existing varied color structures. This is perhaps one of the greatest visual distractions in the housing area.
- Doors - this is an area for contrasting and accent colors. If an approach is used of keeping the majority of buildings in a neighborhood the same color (i.e., Nimitz Village North) it may be possible to achieve individuality through use of varying door colors.

ALL OTHER STRUCTURES - Generally, the recommendations for all other structures can be summarized as follows.

- Develop and maintain a color pallet of tan, buff, and dark brown throughout the Base. Many of the buildings are nearly these colors already and it is appropriate to build on them.
- Maintain brick walls, stone walls, sills, lintels, concrete appurtenances (walls, steps, foundations, etc.), in their natural color.



- Complement brick masonry structures through the incorporation of dark brown (bronze) anodized aluminum double glazed windows, or storm windows. Where wood windows exist, paint dark brown.
- Paint concrete block, wood frame and metal buildings a tan color. Contrast window frames, fascia strips, soffits, doors and entrances with dark brown paint. (Cover trim should be the same color as walls and not accented).
- Visible roofing materials, built, rolled, or shingles should be dark brown, charcoal brown or black.
- Reduce visibility of certain functional elements (boarded-up openings; louvers, stacks, air handling equipment, tanks, etc.) through dark brown painting.

A number of good color examples exist throughout the Base which can serve as a guide to further illustrate the direction for recommended improvements.

GOOD EXAMPLES TO BE IMITATED

BUILDING (Bldg.)

EXAMPLES

The Neunaber Swim Pool

Red/brown brick exterior, tan coping with dark brown doors.

BEQ's 438, 439

Buff red brick exterior, concrete soffits, brown anodized trim with brown windows.

New Officer Housing  
(North end of Base)

Red brick with brown trim, bronze tinted glass with brown anodized frame, brown parapet. This is new housing opposite Officer Housing. Currently under construction.

621

Dark red brick exterior with concrete.

Entire Complex around  
around Bldg. 630

Red/brown brick exterior with gray lintels, dark brown window trim with bronze tinted glass. Windows & window trim treatment should be considered excellent examples of the changes we have recommended on some of the existing barracks housing.

238

The exterior is dark tan structural clay tile with dark brown anodized aluminum windows with bronze tinted glass. The rooftop equipment is painted dark brown. Very good example of window treatment, exterior material and treatment of rooftop ventilators and fans.

## EXCEPTIONS

### BUILDING (Bldg.)

65 - 68

110

63, 64

237

236

### EXAMPLES

Dark red brick exterior, gray shingle roof, white window and door trim looks very nice as is. Housing area on north side of main Base.

This building is very good as is. Remove light columns and replace with Base lighting standard. Paint railings dark brown.

These are residences, fine as they are.

This building is a fine example of the color treatment we are seeking to achieve in terms of coordination of trim and exterior materials. Only element on structure that needs some retreatment is the rooftop equipment, air conditioning vents, etc., could be painted dark brown to match existing window trim. Rest of structure is outstanding.

Comments made on previous building apply to this one. Again, only thing needed to be done is to paint some of exterior equipment and transformers dark brown to match enclosure therein.

## RECOMMENDED IMPROVEMENTS

The following chart more specifically indicates various building types and recommended visual improvements through the use of color and materials.

### BUILDING (Bldg.)

### RECOMMENDED TREATMENT

500	Paint trusses and sidings tan. Cover roof with dark brown or black material similar to roof work recently completed in Camp Porter. Paint skylight soffits dark black. Soffits and window trim, dark brown.
520	Paint windows, door panels and flashing dark brown. Siding red brick.
512	Paint upper one third board and batten, soffits and window trim dark brown.
531 - 534 331 - 334 230 - 235	Replace gray aluminum windows with brown anodized windows. Paint parapet, doors, and rails dark brown.
536	Paint transformer enclosure dark brown.
535	Paint roof ventilators charcoal gray. Paint foundation same as siding.
BEQ's around 432, 434, etc.	Paint window and rail trim brown to match building 438.
616	Paint window trim, doors, and equipment on roof to match tan color of concrete columns and beams.

525	Paint rails and soffits at entry dark brown.
713	Replace roofing material with charcoal gray roofing material, paint soffits, gutters, window trim dark brown.
122	Red brick exterior. Paint window trim dark brown. Replace gray aluminum windows with brown anodized windows. Paint air conditioning units dark brown. Replace white blinds with brown blinds. Paint out-structure on north side and all mechanical equipment (fans, air conditioning units, etc.) the same color.
140	Paint trim, rails, fascia dark brown. Entry siding dark brown.
62	Paint aluminum window frames brown or replace with brown anodized frames in bronze with bronze glass. Replace aqua fiberglass entry canopy with dark brown fiberglass entry canopy. Paint south window trim and entry trim dark brown.
617	Paint roof equipment and radar dome charcoal gray. Treat building same as 616, see notes previous.
Heat Plant	Paint stacks and super-structure dark gray to match existing.

Credit Union	Paint doors, sign supports, and concrete block dark brown to match rails.
325	Paint rooftop equipment dark brown to match window trim.
114, 220	Paint building light tan, trim and equipment dark brown.
112	Paint trim and soffits dark brown, door, dock bumpers, columns the same.
Exchange Service Center	Paint light tan with dark brown trim. Building is currently red, white and blue.
105	Replace glass in monitor with bronzed glass. Paint equipment and trim dark brown.
106	Fire House. Paint doors and trim, mechanicals dark brown.
103, 104	Replace broken, painted, and covered windows with uniform glass color. Paint doors and trim dark brown.
2C	Paint equipment on roof and around structure dark brown.
2A, 2B	Paint window trim dark brown. Replace broken, painted, covered glass with uniform color glass.
Officer's Housing near Bldg. One	- okay as is.
Bldg. 1	Remove air conditioning units or paint dark brown. Paint rails same color.

Bldg. 2	Replace drapes with uniform dark colored drapes.
Bldg. 3	Coat roof with charcoal brown coating or emulsion, paint red doors white, rails dark brown. Paint air conditioning units dark brown, also vent louvers the same color.
Bldg. 4	Coat roof with dark charcoal brown coating or emulsion, paint chapel sign and door and window trim dark brown. Paint doors white.
178	Paint window trim dark brown.
Bldg. 5	Paint rooftop equipment dark brown. Remove paint and paper on glass or replace with glass that looks the same, remove painted parking signs from brick exterior walls and loading dock. Paint loading dock bumper dark brown.
28	Paint boarded solid panel lower windows dark brown. Paint railings same color.
26	Remove or replace screens. If screens are left on structure, paint black black. Paint trim, railings, and solid panel boarded windows dark brown.
25	Remove wood-framed units, entries, storage units from under balcony or paint dark brown. Paint railings same color.

Bldg. 1A	Paint wood siding including trim a charcoal brown to match Bldg. 1 terra cotta.
Bldg. 1A Addition	Paint aluminum window trim dark brown or replace with brown anodized trim.
Officer Housing Below Ross Field	Paint soffits and trim dark brown.
Hospital	Continue to paint aqua roofing equipment dark brown and paint aqua window panels dark brown or replace with dark brown panels.
81H	Paint yellow/black stripe on loading dock brown.
58	Paint structure tan, dark brown window and door trim.
219H	Replace windows with bronze glass with brown anodized trim or paint trim of existing windows dark brown.
80	Paint structure tan with dark brown trim.
Rest Room & 79	Same treatment.
61H	Paint overhead doors and trim dark brown.
130H	Paint monitor dark charcoal brown. Rest of the structure is fine as is.
132H	Paint transformer dark charcoal gray.
Fire House - 108H	Paint siding tan, paint trim dark brown, coat roof with charcoal brown emulsion.



	Paint trusses and sidings tan. Re-roof with dark material. Paint skylight soffits black. Paint soffits and window trim dark brown.
***	Field Houses on perimeter of Camp Moffitt treat the same.
1311	To be demolished.
RTC Barracks	Replace windows with bronze glass, brown anodized windows or paint aluminum trim dark brown. Paint doors same color. The treatment of this building should be the same as the 230 series buildings on the first page.
1128	Paint rooftop equipment dark charcoal gray.
1116	Paint roof louvers dark charcoal gray, siding tan, window trim and door trim dark brown.
1111	Paint siding and foundation tan. Paint trim dark brown. Paint roof with dark charcoal gray or brown emulsion or replace. Paint steps dark charcoal gray.
1016	Paint fence dark brown.
913	Paint gray aluminum window frames dark brown or replace with brown anodized windows with bronze tinted glass.
914	Check building number. Paint roof with charcoal brown emulsion or replace. Paint soffits dark brown. Paint

	dormers light tan, paint air conditioning units dark brown. Paint guard towers tan.
928	Paint soffits, charcoal gray, paint loading area charcoal gray. Also paint dock and screen walls the same color.
800	Paint exit and trim tan to match existing siding. Paint roof with charcoal gray or brown emulsion.
800B	Paint trusses tan, paint fire escape dark brown, paint monitors tan.
912	Paint exterior siding tan, paint trim and soffits dark brown.
910	Re-roof with dark brown or charcoal gray emulsion. Paint exterior tan including galvanized metal cabinets along side structure.
929 (Military Training Department)	Paint aluminum siding tan, dark brown trim. Truss style building, has very good exterior color, paint trusses and trim dark tan. Very good roof color. Paint monitor tan.
1014	Paint trim dark brown.
1127	Paint fascia, doors, steps dark brown.

Note: The following buildings are in Camp Porter and are a mixture of excellent examples of work to be done.

CAMP PORTER BUILDINGS

1523

Excellent example of exterior facade treatment. Building has a dark brown brick exterior, exposed aggregate concrete window mullions & copings, dark brown anodized aluminum window frames with bronze tinted glass. This building could be considered a prototype for future construction in terms of the exterior facade treatment.

1400

This is a Drill Building. Has very good exterior roof color and could be considered a fine example of colors we have been trying to emulate on similar truss-type structures throughout the Base. Very good tan exterior siding color. Only improvements needed are to paint trusses & trim tan, and monitors tan.

1420  
(Recruit Processing/Receiving Center)

Behind Drill Building. Brick exterior to match 1523. Raised aggregate concrete copings. Improvements to be made are to paint or replace present gray aluminum window trim dark brown or replace with brown anodized trim and bronze tinted glass. Same comments apply to doors.

The following buildings are along the railroad tracks which face Nimitz Village and all should be considered buildings that need additional work.

1600, 1600A

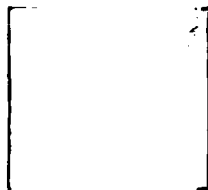
Paint siding, trim, monitors, trusses tan. Coat roof with charcoal gray emulsion, replace

	missing siding, replace tin patched and painted windows with glass similar to surrounding.
1711, 1713, 1713A	Paint concrete block structures tan. Paint gray boarded windows tan.
2011, 2016	Paint exterior tan, paint window trim dark brown.
2023	Building has light brick exterior, leave concrete foundation existing color. Paint loading dock, roof, soffits and downspouts dark brown. Paint dock dark brown.

It should be noted that this last series of buildings all border the Nimitz Housing Area and, due to their proximity and despite their exterior color treatment, their visual impact cannot be mitigated. Best route to take here is very dense screen planting of evergreen and coniferous material along the road frontage separating the housing area from the supply depot.

#### SPECIFICATION

Navy specifications should be followed for paint type, composition, and physical characteristics. The following colors are proposed standards for use throughout the Base as described in the narrative. The samples shown are from the "Pantone Matching System" (PMS) and can be duplicated by paint manufacturers. For example, Glidden 78-82 and 78-47 or equal are similar to the samples.



A limited range of shades of these standard colors is acceptable. The intent, however, is to limit extreme departures from these colors and to eliminate the wide variety of colors currently utilized.

**SITE ELEMENTS**

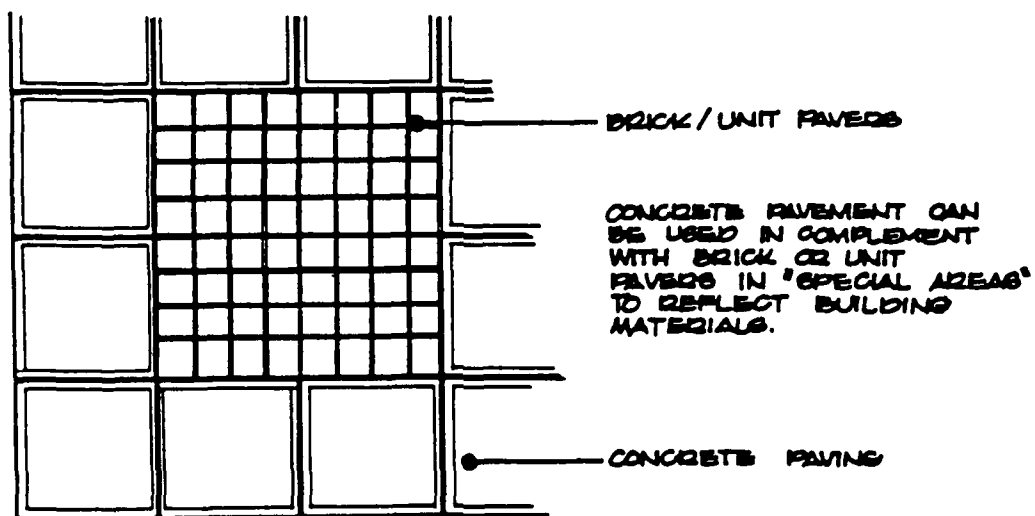
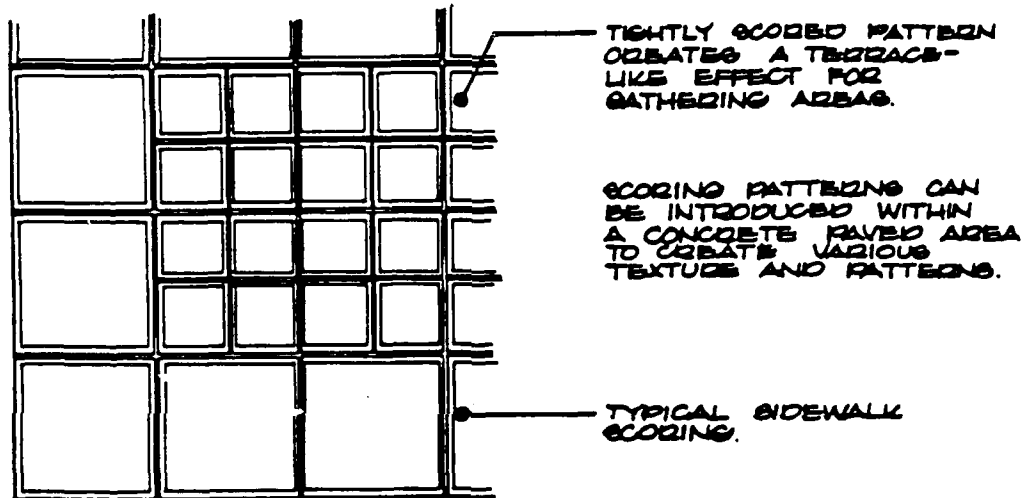
## PAVEMENTS

The matrix which follows indicates all of the pavements used throughout the Base. In addition, recommendations for future anticipated uses are stated.

Functional Use	Type	(Existing or Potential) Examples	Comments
● ROADS & PARKING AREAS	- Asphaltic Concrete	Main Base roads	Utilize Standard DOT Spec. materials.
● STORAGE YARDS	- Asphaltic Concrete	Building 3502	General use.
	- Concrete	Service Station	Where POL products are used.
	- Stone	Lower Base Storage	Remote, low use or temporary use.
● SIDEWALKS	- Concrete	Primary Base Walks	Min. 6' width & 5" thick reinforced.
	- Asphaltic Concrete	Secondary Base Walks	Min. 4' width & 5" thick reinforced.
● DECKING	- Pressure Treated Wood	Officers' Club	Relate to interior bldg. spaces.
● SPECIAL PAVEMENTS	- Brick, stone, cobbles, other unit pavers.	Major building entrances, arrival areas, pedestrian mall, courts, terraces	Can be designed in combination with concrete.

Construction details of these special pavements are located in the Appendix of this Guide.

Pavements within "special areas" (arrivals, terraces, entrances) can include carefully designed combinations of brick, granite, bluestone and concrete. Combinations and patterns must consider adjacent buildings, as well as to complement surrounding uses.



## CURBING

Curbing provides a number of advantages within a developed area.

Some of these include:

- provision of a clean edge or definition between pavements or between pavements and "soft" areas.
- control or direction of traffic.
- containment of loose pavements/surfaces such as stone, sand, etc.
- reduction of maintenance.
- direction of storm drainage.

Wherever capital budgets allow, curbing should be included within a project to gain these visual and functional advantages.

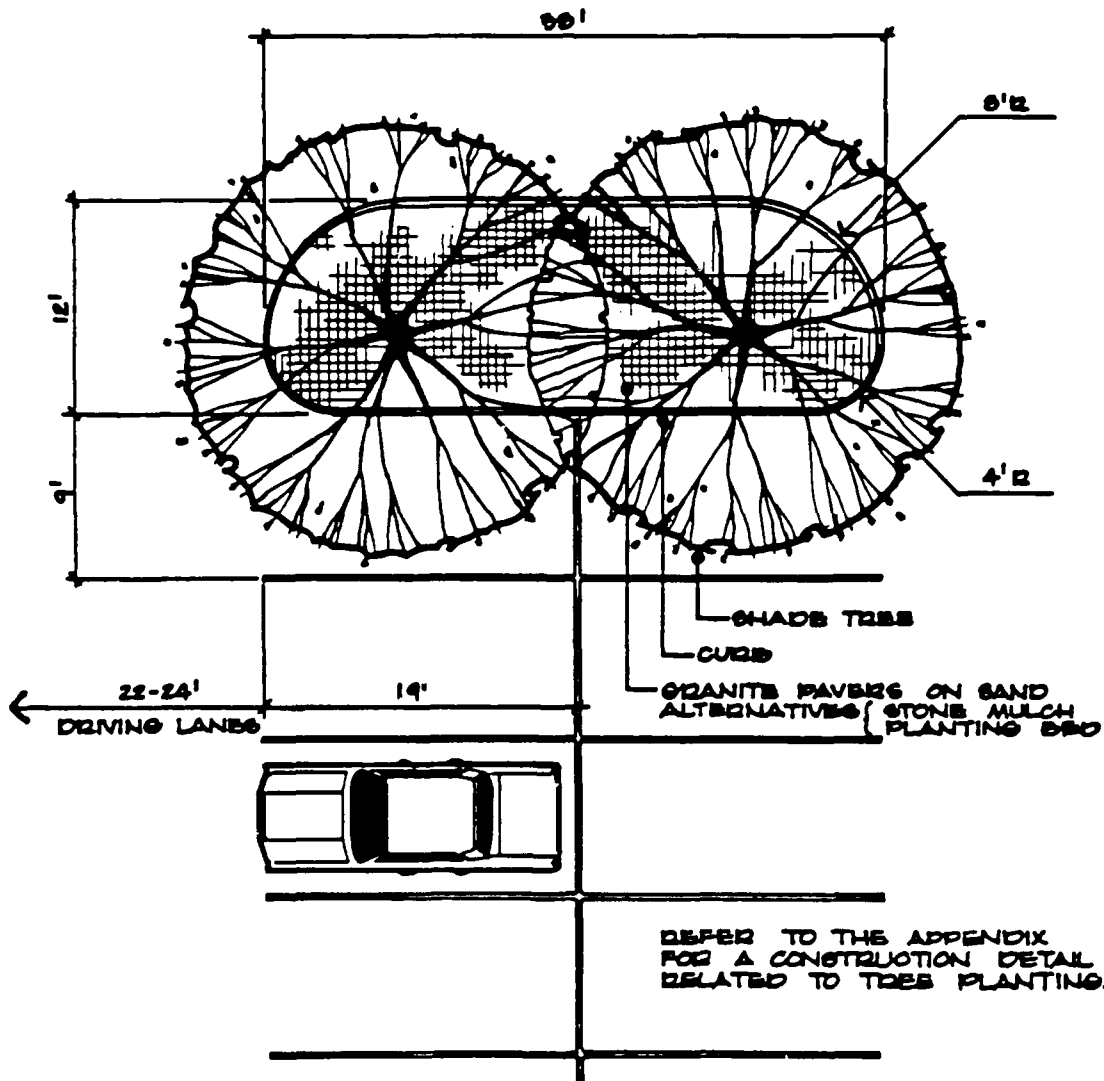
Granite curbing (6" width) is recommended as a preferred material because of its durability and appearance. It is recommended for use along major roads and traffic islands.

Concrete curbing (poured in place or precast) is an acceptable alternative. It is recommended for use in parking and service areas.

Timber curbing is recommended for use in naturalistic or recreational settings. Timber must be pressure treated. A construction detail is provided in the Appendix of this Guide.

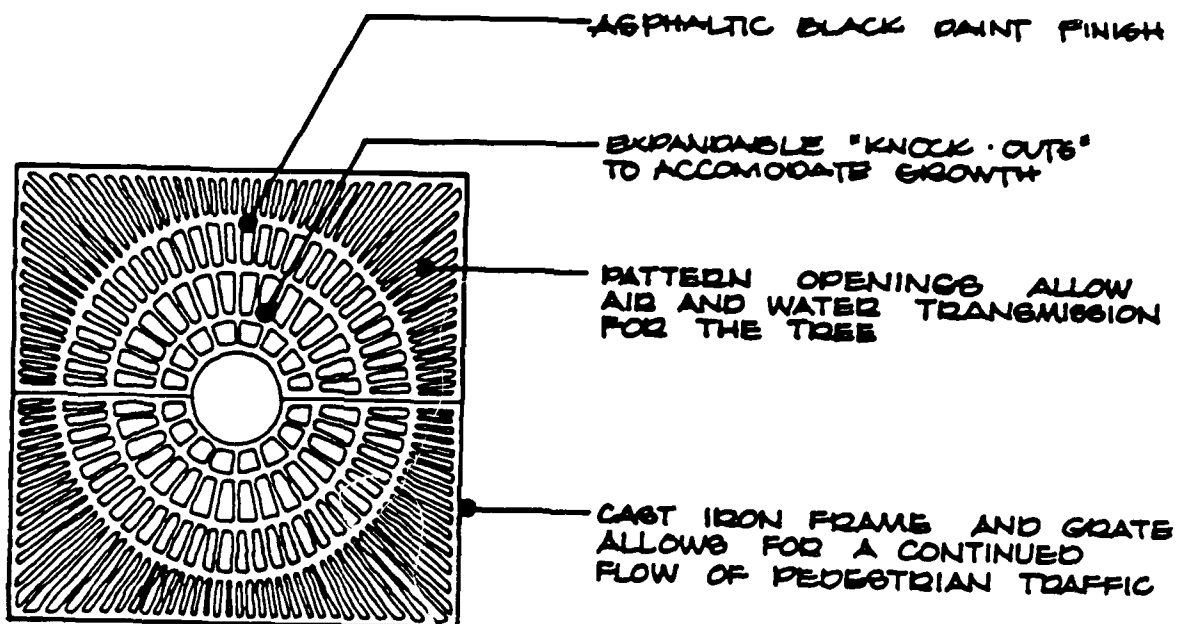


Traffic/parking islands are curbed areas used to define circulation and parking patterns. Islands provide an opportunity for snow storage in the winter without the loss of spaces. They can be stone filled (washed rounded #X-3 stone) cobble paved or massed with shrubs or ground cover planting to reduce maintenance.



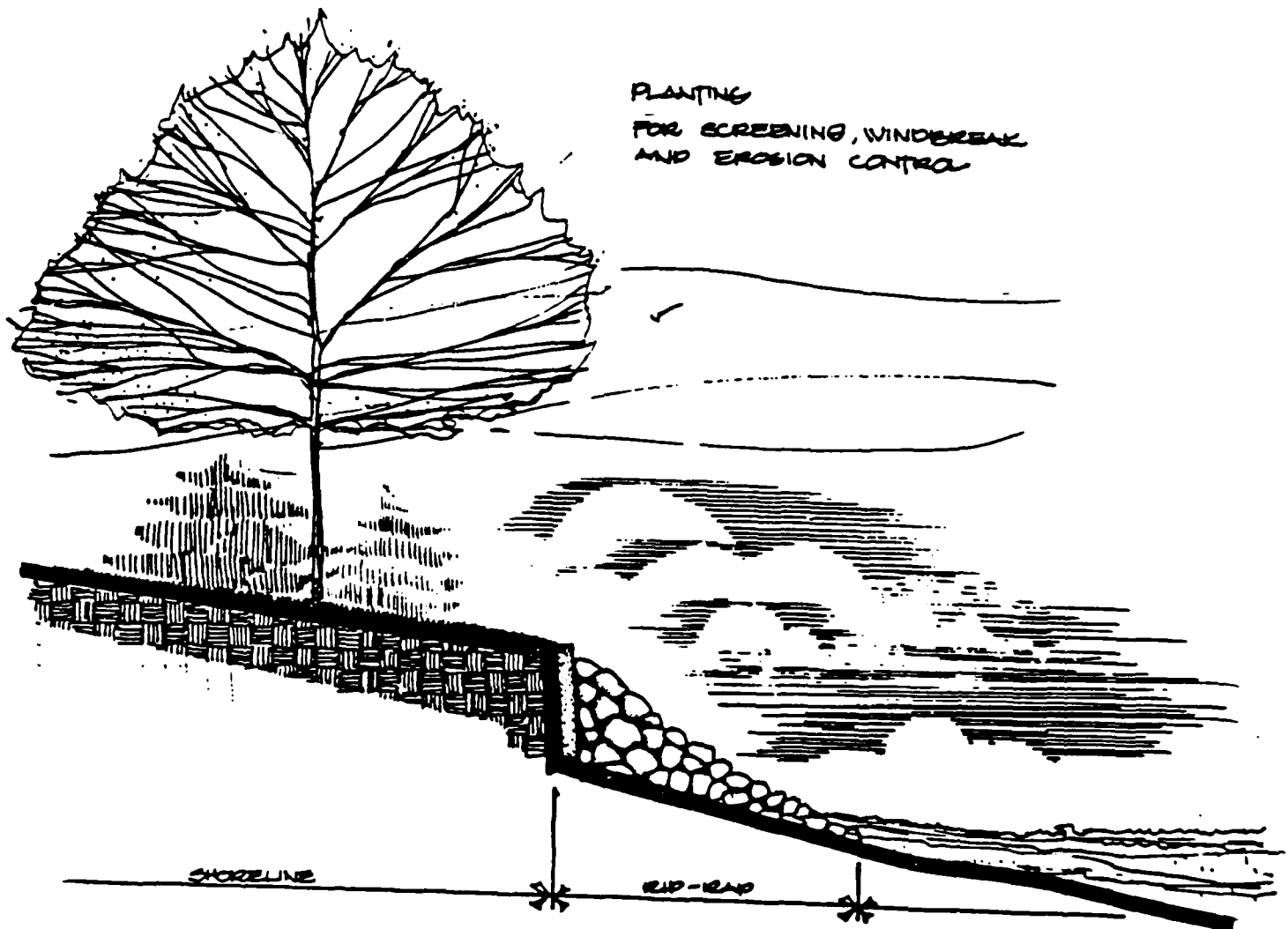
### TREE GRATES

Tree grates provide a means of introducing trees within paved pedestrian traffic areas with the insurance of a high degree of survival. Grates recommended for use are cast iron in order to stand up to pedestrian traffic. They are available in a wide variety of patterns within a round or square format. Specific selection should be based upon the design and dimension of the sidewalk or terrace in question. Four ft. square should be considered a minimum size to provide appropriate amounts of air and water for most trees. These tree grates are similar to Neemah Foundry, "Fourth Edition," frames and grates. A construction detail of a typical grate installation is provided in the Appendix of this Guide.



### RIP-RAP

This stone-facing treatment recommendation is limited to shoreline use. It's visual success relies on its consistent use along a shoreline. Native boulders of random size (up to 2 cu. ft.) are recommended for use. The section below conceptually illustrates the installation. A technical specification has been developed for one of the construction projects within BEAP and may be used for reference.



## SITE FURNITURE

This term refers to all outdoor site-related items which provide functional and aesthetic amenities for the user of the Base.

These elements relate both to the pedestrian as well as the vehicular user.

Because of the repetitive nature of some of these items such as lighting, fencing, planting, etc., an opportunity is offered to utilize these elements to provide order, organization, consistency and harmony to the built-environment. Through the continued use of a compatible "family" of elements, an overall improvement to the Base environment will develop.

Site furniture anticipated and recommended for future installation on the Base includes:

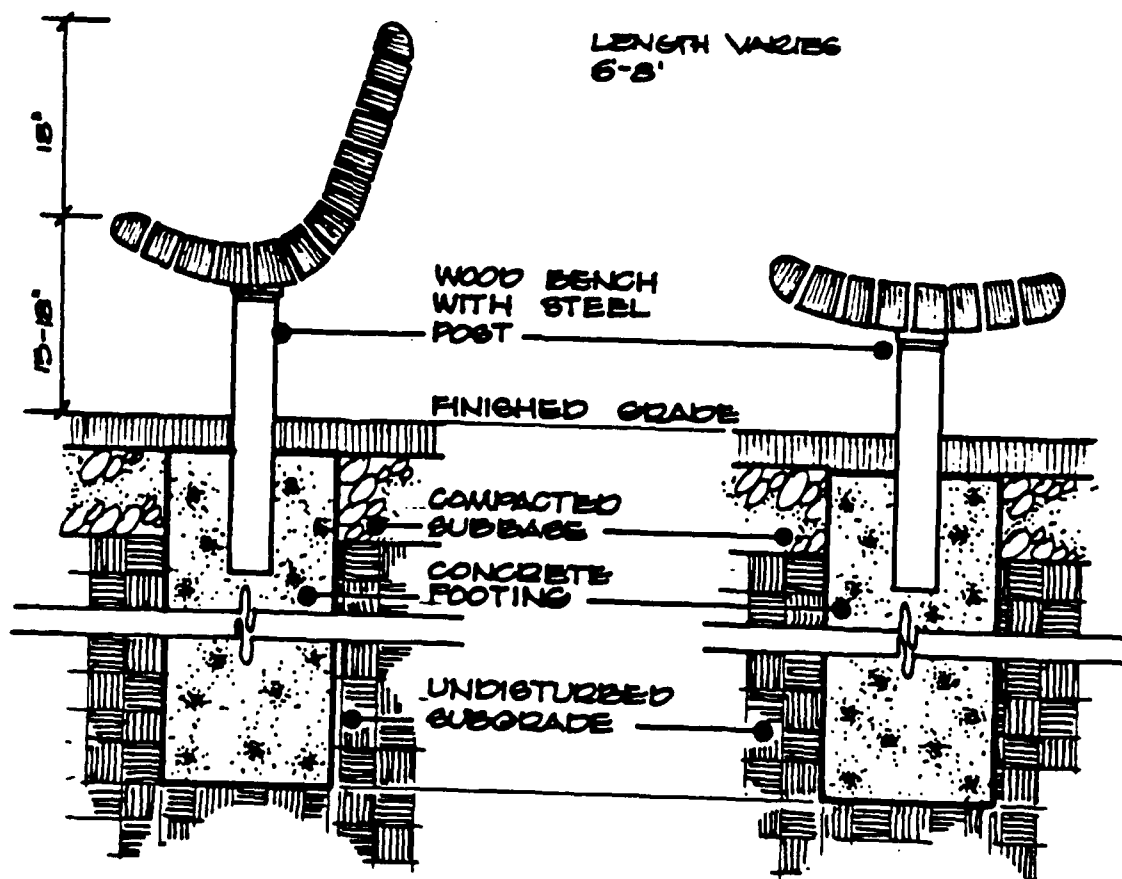
- benches
- planters
- trash receptacles
- bicycle racks
- flagpoles
- bollards
- handrails
- fencing
- guard rails
- shelter/kiosks

Descriptions and design details are provided in the following pages.

## BENCHES

It is recommended that all benches be provided with wood seats and backs. Backless benches should be provided in areas of high turnover and movement such as at Exchange facilities, while benches with backs be provided in areas where people are expected to linger such as at the recreation areas.

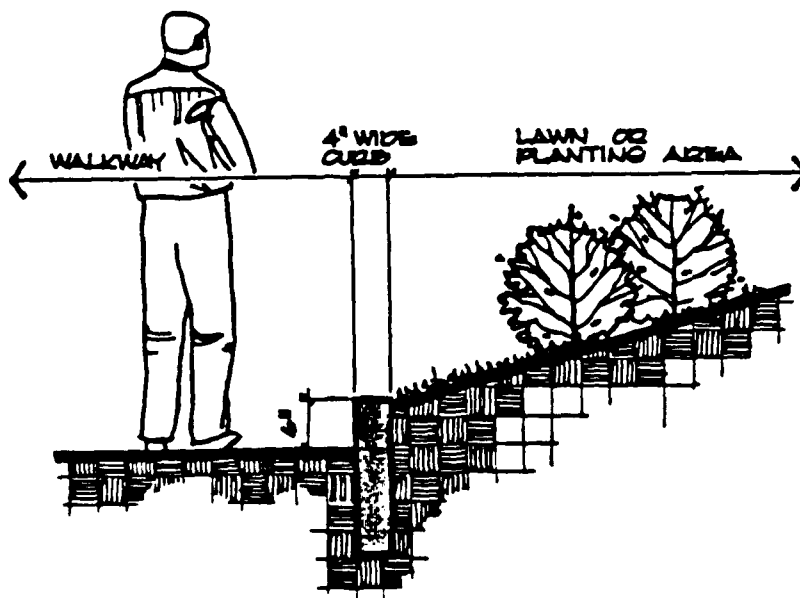
Benches should be pedestal mounted as illustrated in the sketch with all metal supports painted flat black and wood stained a medium brown. These benches are similar to Macotta Contour Bench, MBBC Series, pedestal mount.



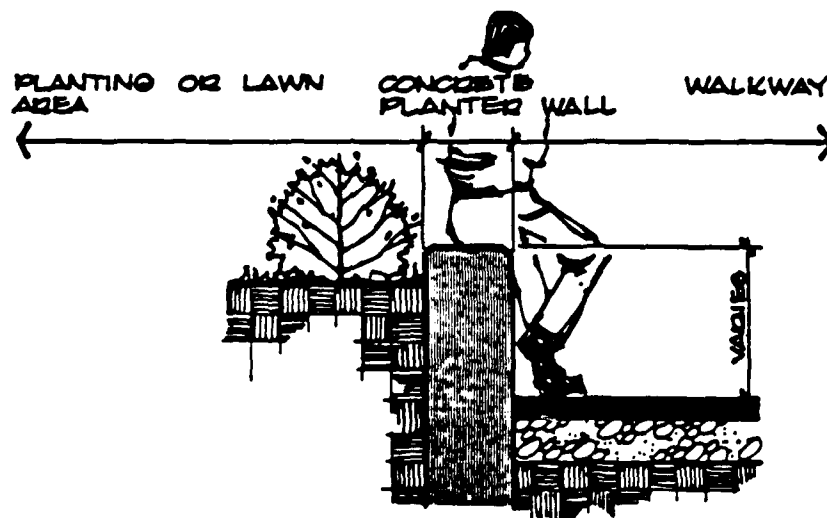
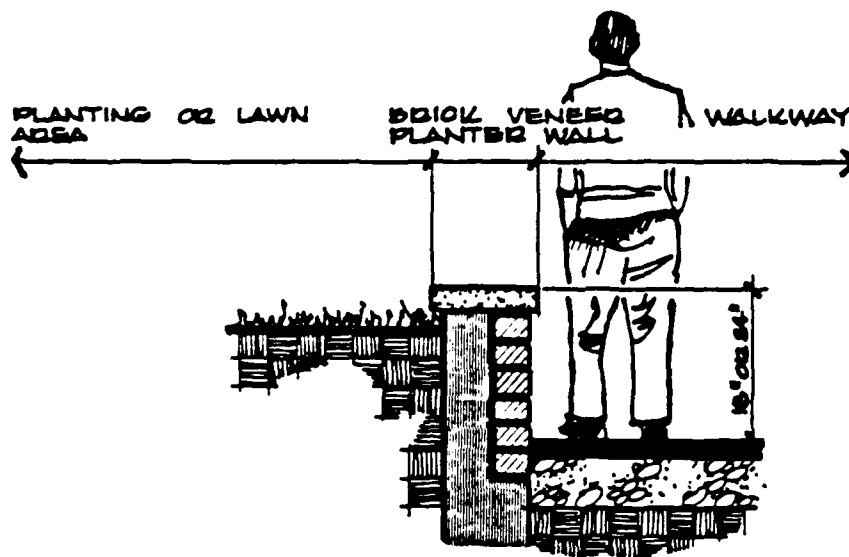
## PLANTERS

Planters are recommended for use in the massing of large numbers of plants within terraces, courts or in association with building entrances. Three basic types of planters are suggested for use on the Base.

- curb height - to separate plant beds from lawn or pavements - material: concrete or granite - 6 to 8 inches high - 4 inch width.
- seat height - to provide a retainer for planting as well as to allow for seating - material: concrete with an option for brick facing depending upon location and relationship to existing buildings - 15 inches high desirable.
- retaining wall - special circumstances to retain earth and planting above a 15 inch height - material: concrete - brick faced where the wall relates to masonry buildings.



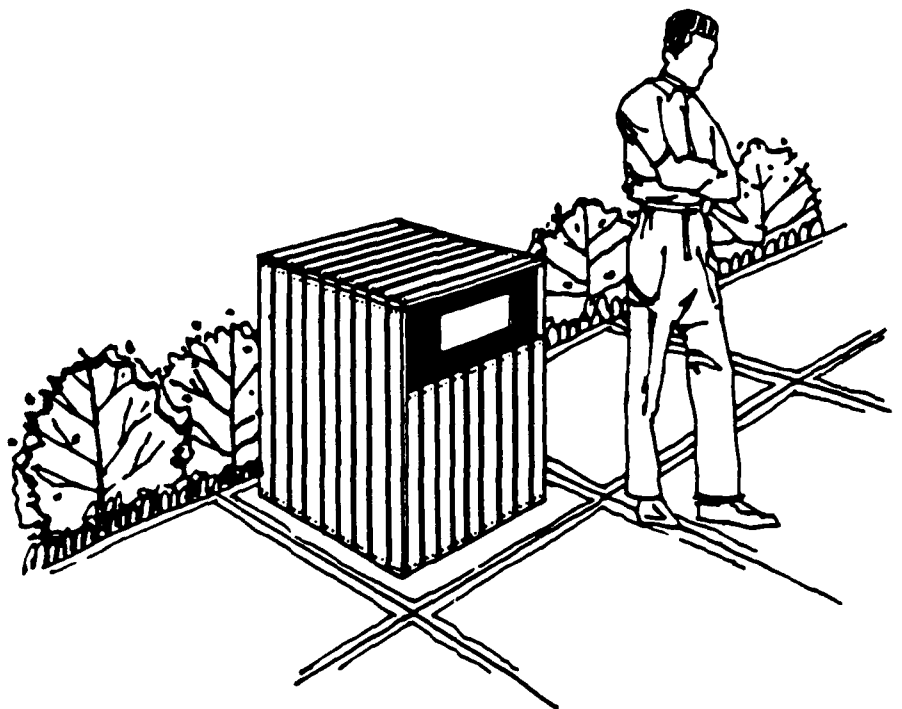
In cases where a seat wall incorporates a bench, the bench material should be wood with the pattern and stain to be identical to the bench recommended in this guide. Construction details of these planter walls are provided in the Appendix of this Guide.



### TRASH RECEPTACLES

Receptacles should be provided in areas of high pedestrian concentration and near building entrances. It is recommended that a wood enclosure be stained to match the wood benches (medium brown). A removable interior metal container with drainage holes should be incorporated for ease of maintenance. The receptacle should be permanently secured by metal brackets in a concrete footing. This receptacle is similar to Landscape Forms, Model 5.1 C 2440 Cleft.

In areas of low pedestrian concentrations, a black wire mesh basket should be provided, similar to Norwich Litter Baskets, Model 83 C.

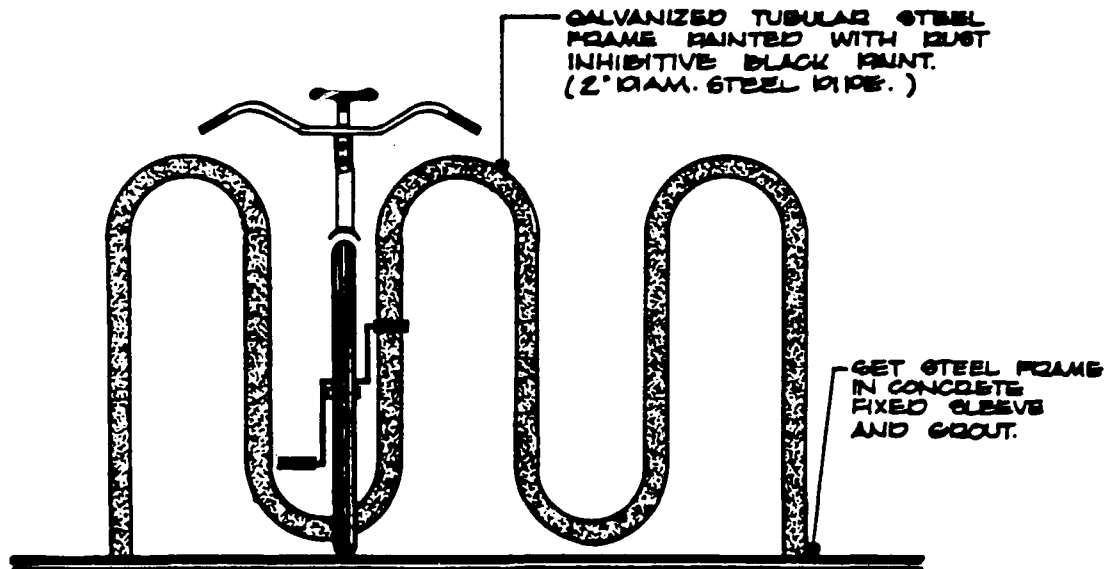




### BICYCLE RACK

It is recommended that a black tubular metal bicycle rack be provided in areas of high people concentration. The sketch below illustrates the design suggested for use on the Base. It is similar to Brandir ribbon rack Model RB-7.

In naturalistic areas, a timber bicycle rack utilizing a bollard concept is recommended. A construction detail is provided in the Appendix of this Guide.

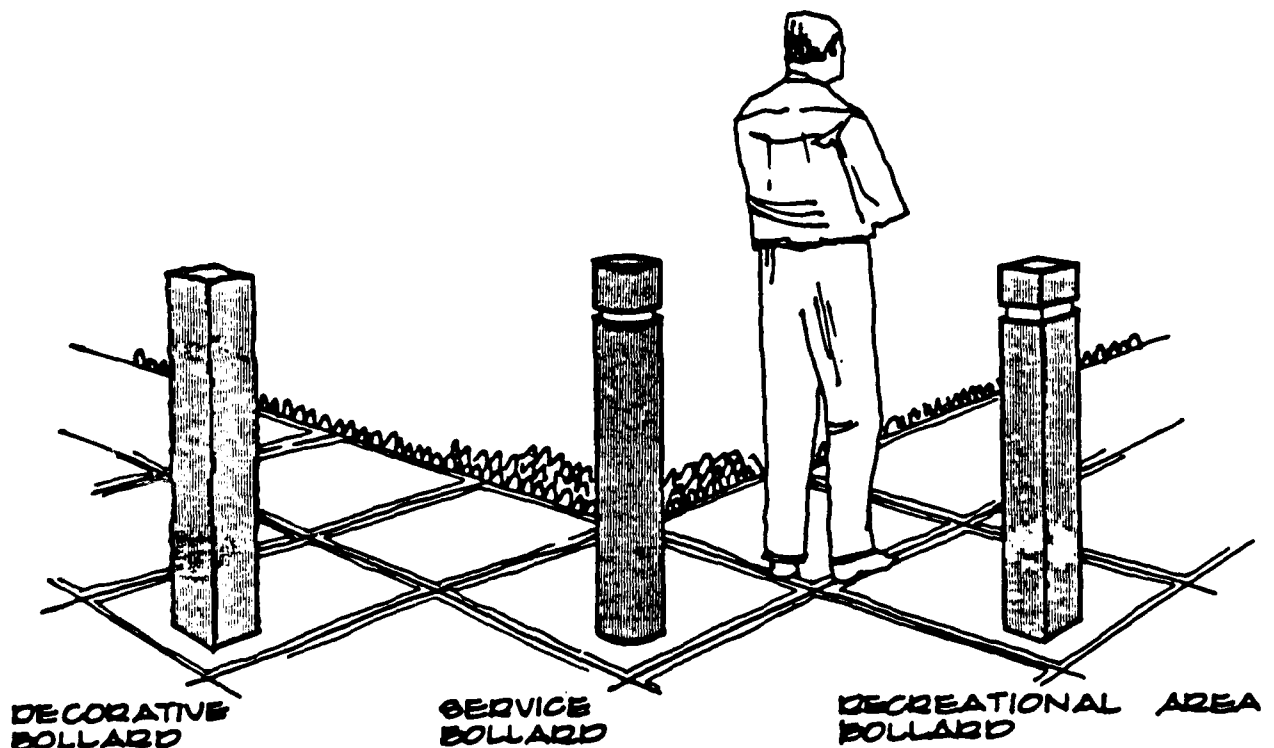


## BOLLARDS

Three basic bollard types are recommended for use:

- decorative - for areas of high pedestrian use, arrivals, etc.
  - material: precast concrete or granite - 24-30 inches height
- service - for functional use in service areas, loading docks, etc. - material: steel pipe - 8 inch diameter, painted black
  - 30 inch height
- recreational areas - where a naturalistic effect is required
  - wood bollard - bevelled top edges - 30 inch height -  
treated wood, stained dark brown

Construction details of these bollards are provided in the Appendix of this Guide.

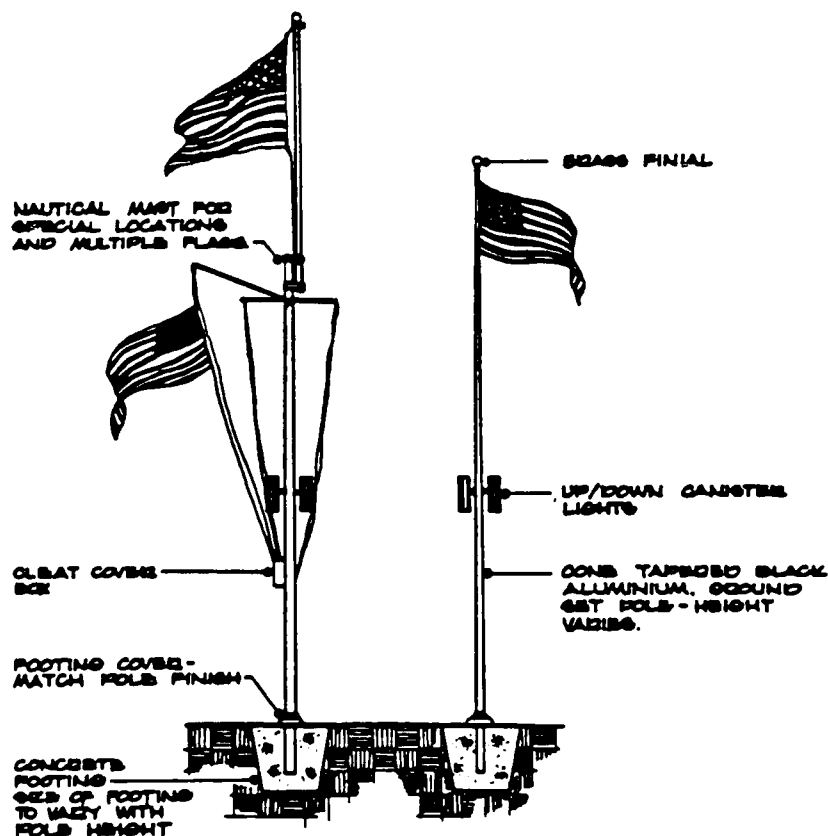


## FLAGPOLES

Flagpoles throughout the Base shall be aluminum, anodized dark brown (bronze). The height will vary depending upon the location and relationship to adjacent structures. The following chart illustrates a recommended pole height relationship.

Height of Pole	Height of Building
20'	1 to 2 stories
25'	3 to 5 stories
33' to 35'	6 to 10 stories
40' to 50'	11 to 15 stories
60' to 75'	over 15 stories

It is further recommended that the internal halyards be specified and that uplifts be considered for incorporation on flagpoles located in high use/visibility areas.



### FOCAL ELEMENTS

Special features such as statues, ship anchors, sculpture, unique weapons (missiles, guns, torpedoes, etc.) are valuable focal points within an area. These potential areas include: arrivals, building entrances, gate areas and other similar areas of public concentration.

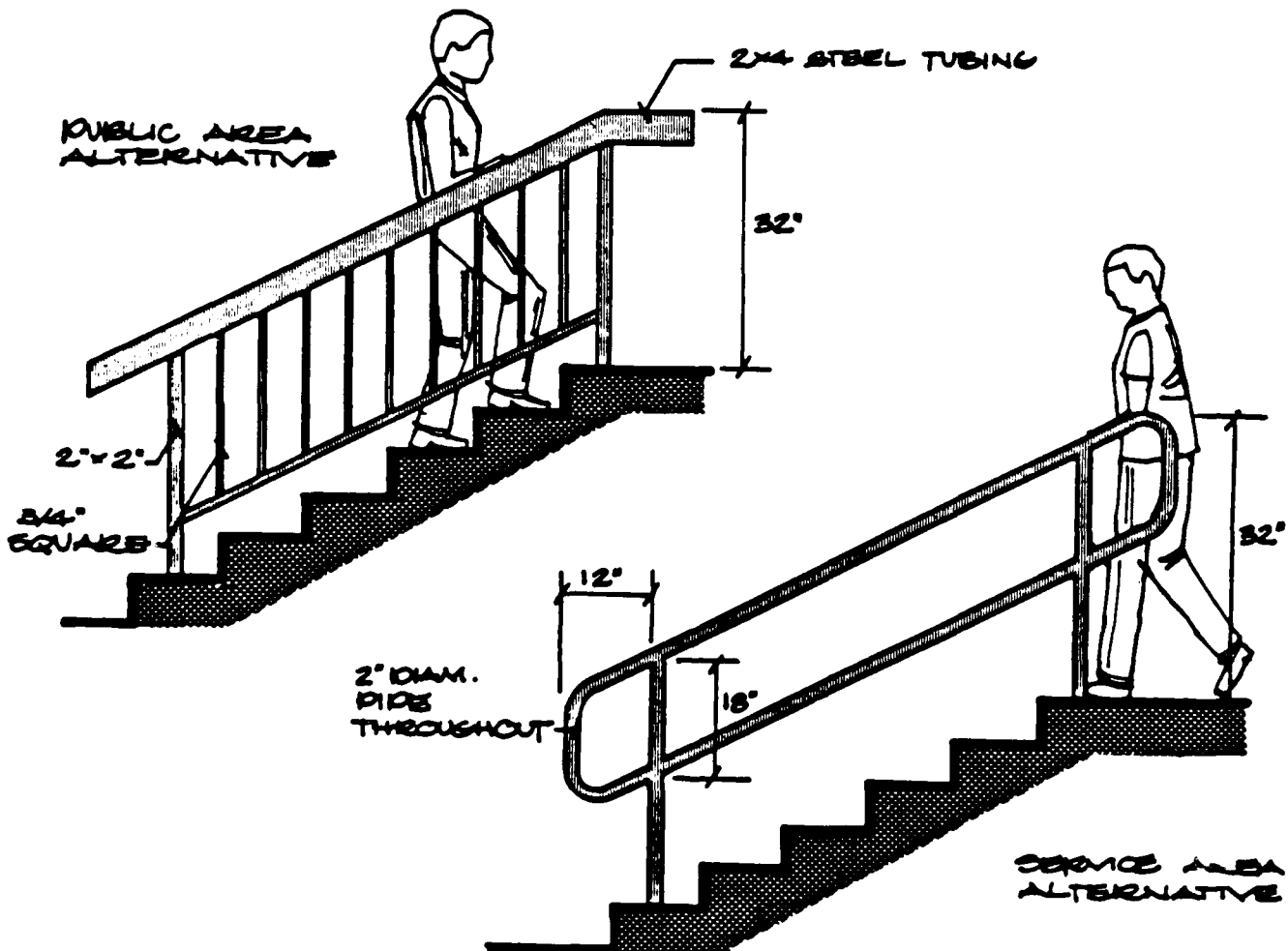
The major factor in the selection of an appropriate item is one of scale or the size and volume of these "sculpture" pieces in the context of the space within which it will be displayed.

At the Recruit Training Center, a variety of World War II vintage weapons are currently on display. They are unique, provide great interest to visitors and trainees as well as a spirit to the training schools. It is proposed that these "pieces" be maintained and incorporated into more appropriate "neutral" settings near the entrances. The importance and impact of the exhibits should not be diminished by surrounding them with competing colorful flags, plants, and signs. The elegance of the exhibit can be reinforced through the use of evergreen planting and brick or cobble paving. Non-visible source accent lighting is recommended for the major focal pieces in areas of public concentration.

## RAILINGS

Metal railings are proposed for use along ramps, stairs, and the tops of walls. It is recommended that all railings be constructed of steel, painted flat black (enamel) and be 30 inches high.

In special cases, a wood handrail may be included to match a closely related interior detail. In all other cases, the top rail shall be steel. A construction detail is provided in the Appendix of this Guide.

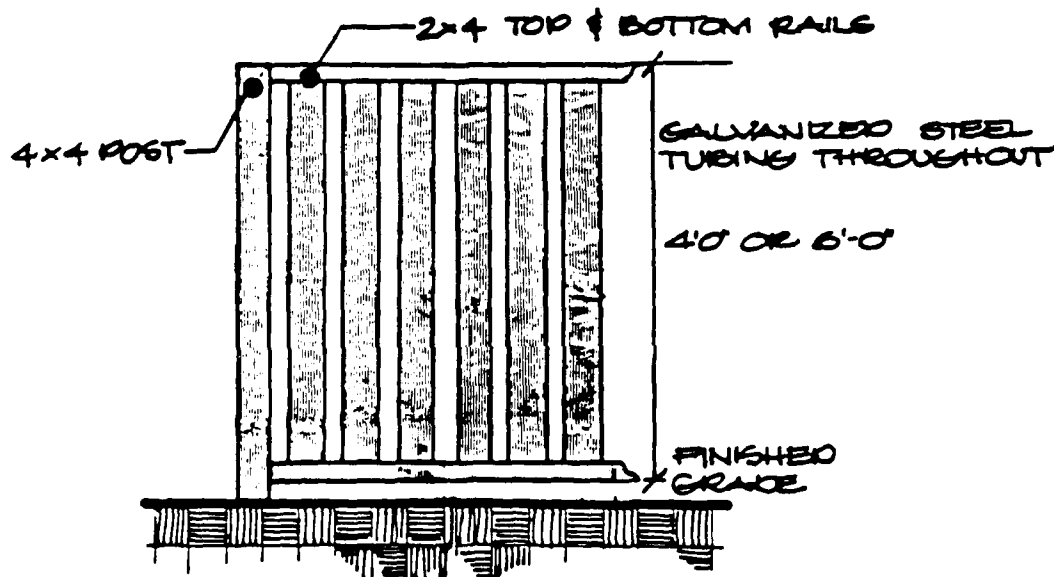


## FENCING

Three basic fencing types are recommended for use on the Base.

- chain link for most functional and security uses; away from general view; in areas of low public activity. At gates and areas of high visibility, fabric shall be painted black or use vinyl clad, 9 gauge wire, black color, with posts and gates painted with a duranodic, black finish. (Note: gauge of wire is measured pre-coated to insure desired strength).
- metal fence for decorative as well as functional purposes limited to areas of high exposure (gate areas, etc.) - wrought iron painted black or black anodized aluminum - 48 to 72 inches in height depending upon location and use (security or separation).
- screen fencing used in proximity to architectural elements, should relate in color and material to the architecture.

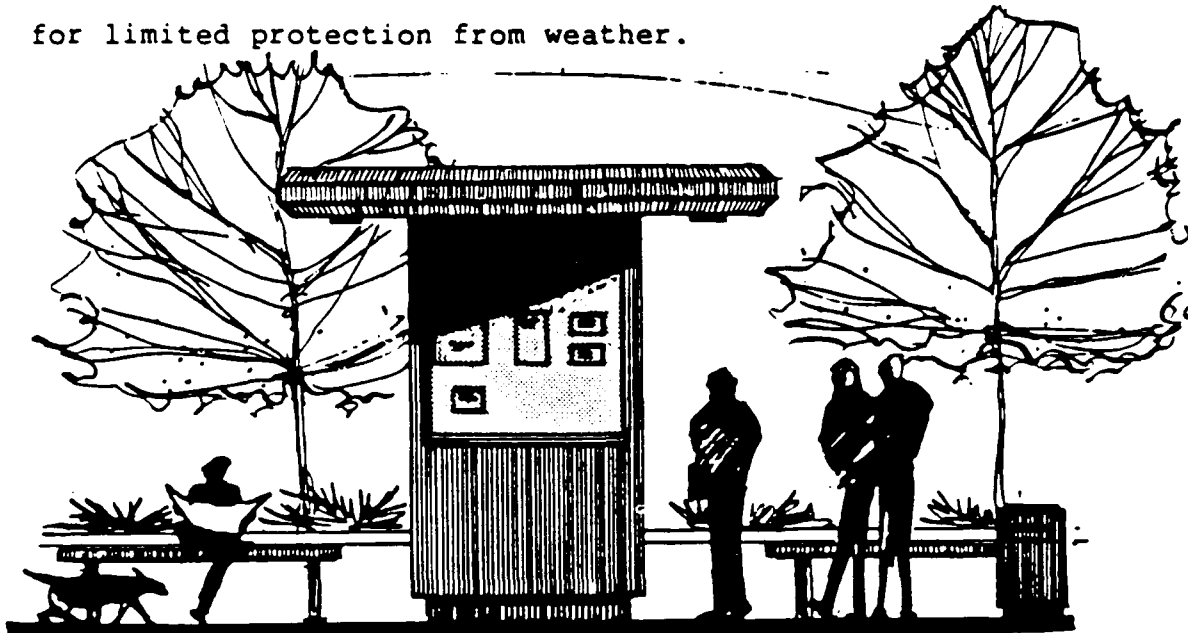
A construction detail illustrating one alternative is provided in the appendix of this Guide.



### KIOSK/BULLETIN BOARD

Due to its function, this element becomes a focal point within a high exposure, heavy pedestrian traffic and congregating area. It must be treated as a special design feature in areas such as Exchanges, main building entrances.

Design considerations should include: provision of surfaces for tacking messages/announcements; well lighted; free standing; materials: wood to match benches and trash receptacles and black hardware; potential accent color along fascia or roof; overhang for limited protection from weather.



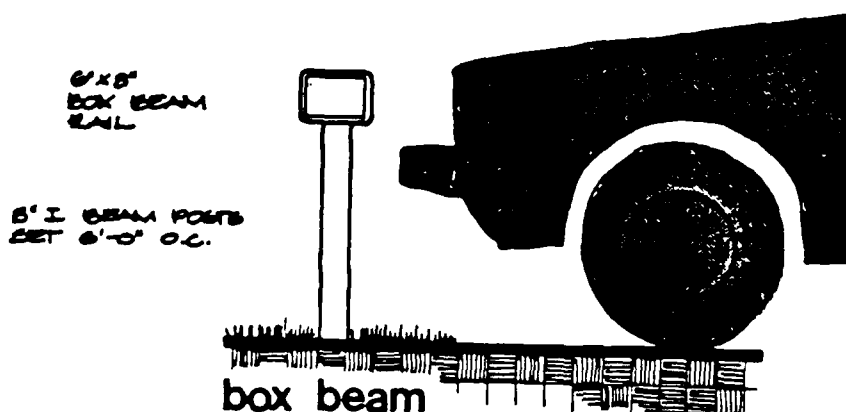
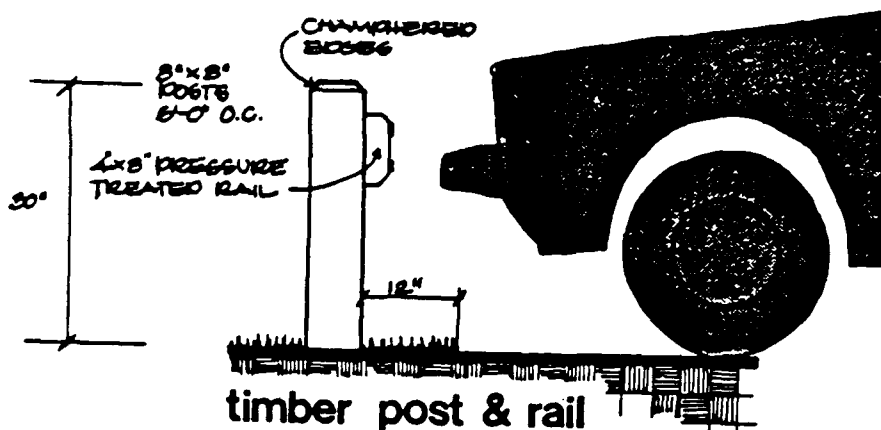
Telephones should also be incorporated within areas of high use. A contemporary selection of free-standing or wall-mounted fixtures with simple graphics and overall black finish is available. Consideration should be made for incorporation within a kiosk structure.

## GUARD RAILS

Two basic types of guard rails are recommended for incorporation on the Base:

- box beam - for use in required areas along major Base roads - self-oxidizing steel (or steel painted dark brown) - Illinois D.O.T. Standard.
- timber post and rail - for use in naturalistic recreational areas of the Base - treated wood.

A construction detail is provided in the Appendix of this Guide.

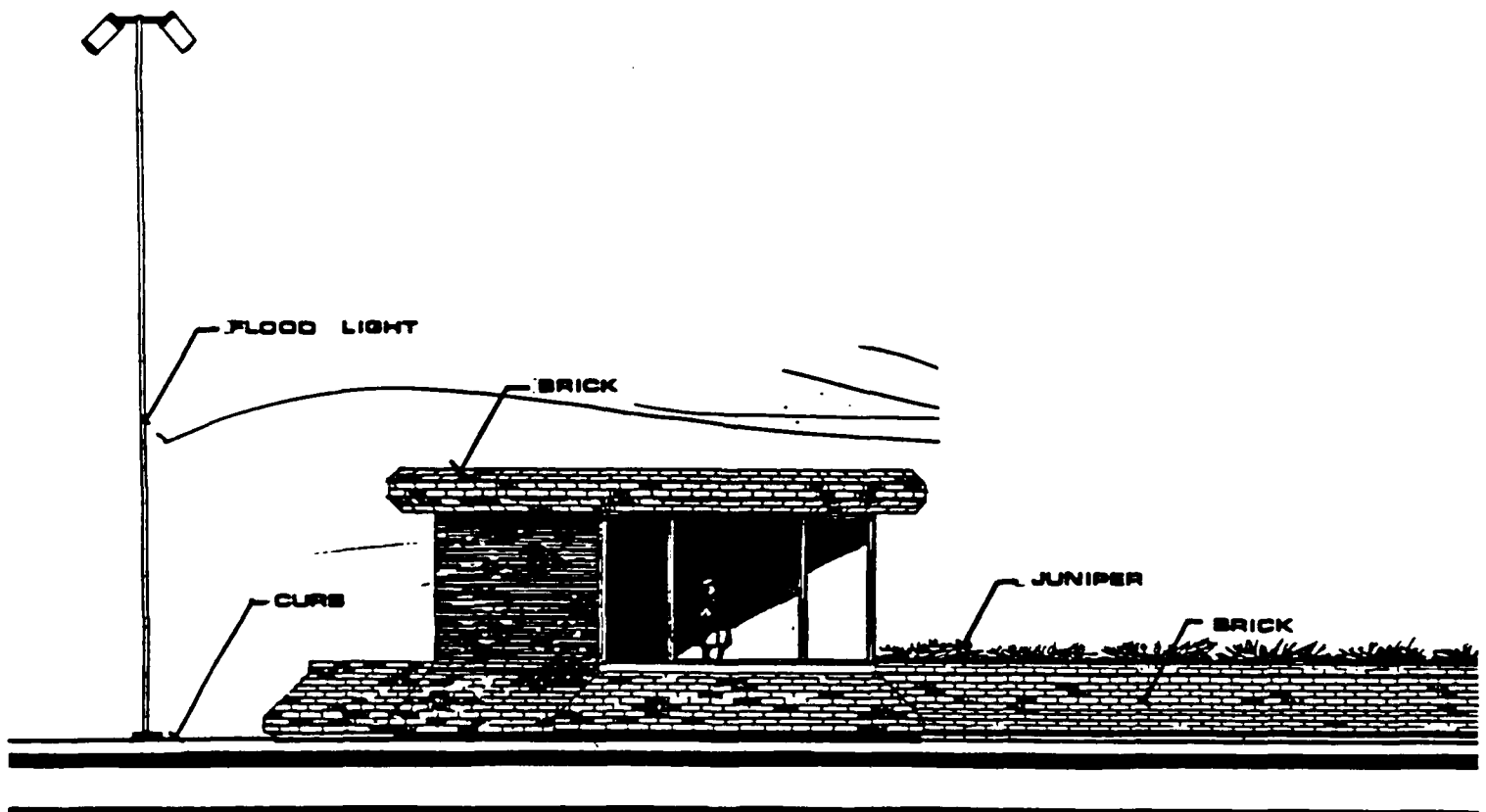




## GUARD STATIONS

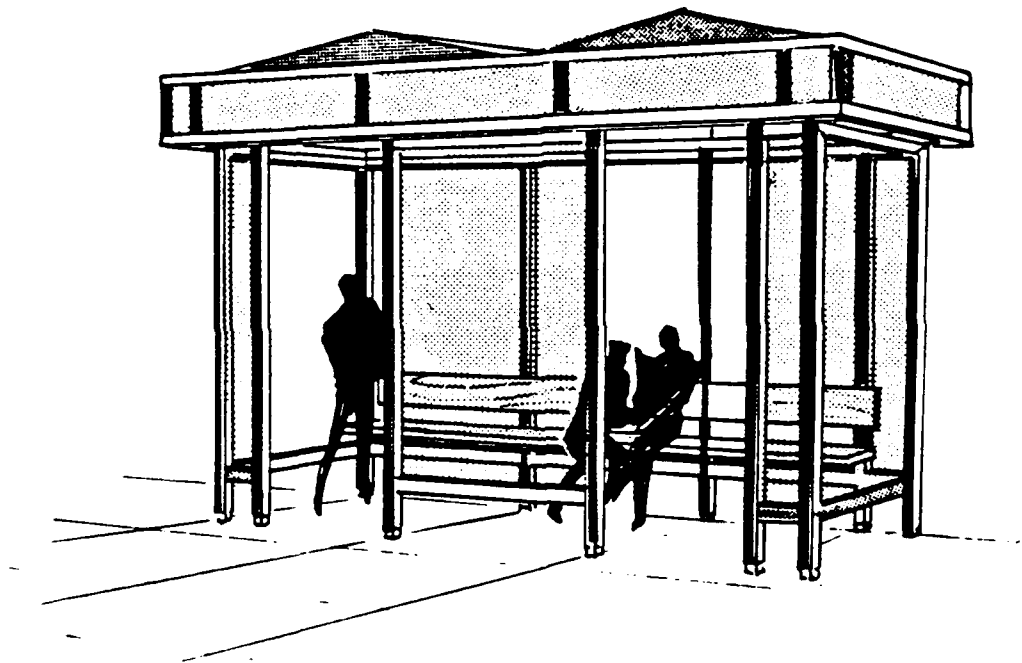
The sketch below illustrates a recommendation for guard station improvements at the Base.

The concept suggests that the station structure and identification sign be designed as an integral unit with mass planting (trees and ground cover) introduced as a complementary support feature.



### BUS SHELTERS

Consideration for shelters should initially be limited to housing and exchange areas. Structures should be composed of clear acrylic panels and dark brown (bronze) metal structural elements in a simple geometric architectural form.



## RECREATION FACILITIES

Where practical, recreational facilities should be congregated within an area to allow for common services such as utilities, lockers and parking to be appropriately provided. Facilities/activities should also be provided for the broadest range of personnel including dependents. This would suggest a mix of activities such as tennis, playfields, play equipment, horseshoes, etc.

NAVFAC P-457, Planning and Design of Outdoor Sports Facilities, October 1975 provides specific detailed guidelines and criteria for consideration in the development of recreational facilities.

## SHELTERS

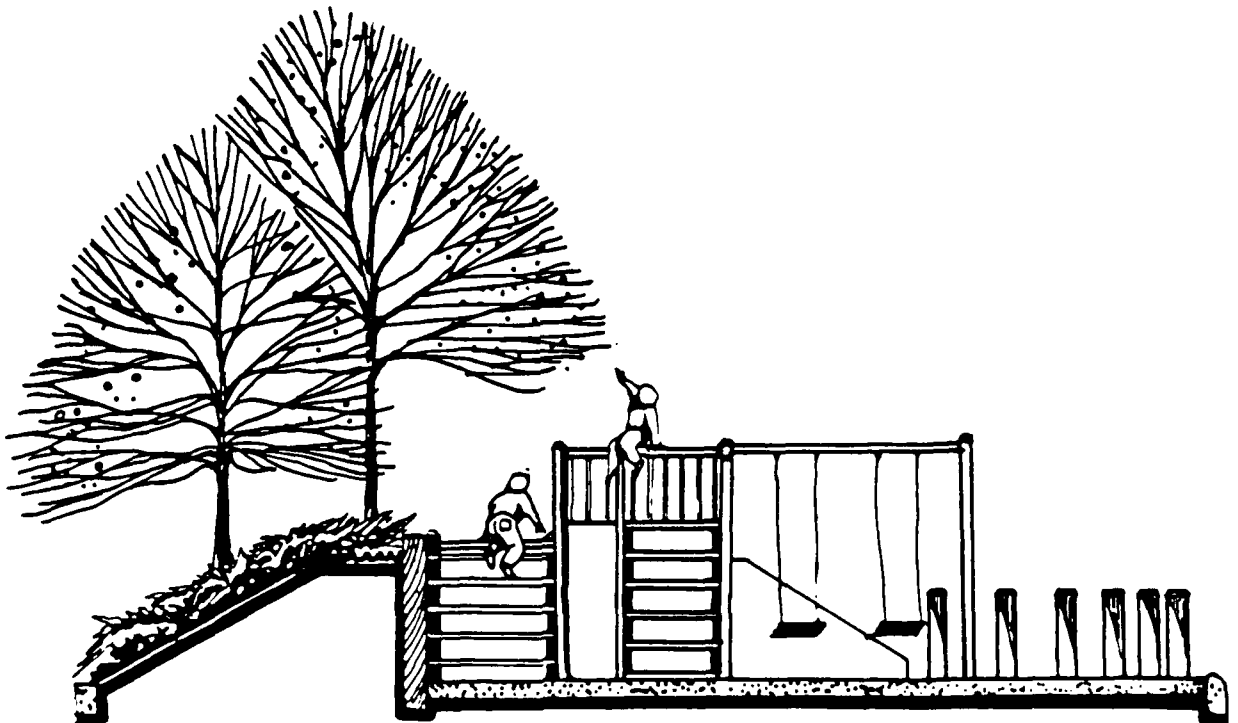
Picnic shelters/pavilions have been provided at the Lake Michigan Shoreline recreation areas. The shelters should follow the color vocabulary discussed in the Buildings section of this report. Replacements or additional pavilions should be wood framed with exposed structure, stained medium brown and roofed with black asphalt shingles. Consideration should also be given to incorporating the individual bar' que fireplaces into the overall design of the picnic/shelter area.

Asphalt concrete pads should be provided under individual picnic tables to reduce lawn wear with Hibachi stoves and trash receptacles provided in the ratio of 1 per 2 picnic tables.

## TOT LOTS

Basic design concepts recommended in the development of playground and tot lot areas include:

- incorporation of "wearable" surfaces (coarse sand, pea stone, commercial "mats").
- integration of natural elements (earth berms, trees).
- coordinated play equipment.
- multi-purpose play elements providing a variety of challenges.
- integration of site furniture (benches, bollards, bicycle racks, etc.).
- segregation of age groups through equipment location and area design.
- provision for seating and supervision for "baby sitters."



The major play element can also provide a pleasant visual focal point within a play area or park. The sketch on the previous page illustrates the use of a commonly acquired timber construction play unit within a small play area. Several manufacturers provide this equipment. The sketch illustrates an item similar to Victor Stanley, Inc., Model CP-78.

## UTILITY SYSTEMS

Utilities and support elements including: overhead power, steam distribution, transformers and sub-stations, ventilators and dumpsters are essential to Base operations. In many cases, these functional elements conflict visually with adjacent uses and require mitigation. The following means are recommended to provide mitigation as may be desired.

### OVERHEAD POWER

Power and signal lines are located above ground to allow for easy maintenance and accessibility for service and extension of lines. Under-grounding of lines as a total solution is not reasonable due to cost. There are, however, treatments that can reduce their impact. They include:

- relocation of lines to areas of low visibility (avoiding main routes of travel).
- utilization of street trees to soften and screen extensive utility systems.
- under-grounding as a limited extent solution in areas of high people concentration and importance.

New development and expansion of existing facilities should be viewed as an opportunity to provide services underground or to appropriately relocate them.

### STEAM DISTRIBUTION

The mitigation of this above ground system has been reviewed in the BEAP Development Plan. In many ways, the same concepts expressed for the power distribution system apply here. Cost factors for under-grounding and relocation are similar and require serious alternative consideration.

Alternative treatments include:

- o screening through berming and planting.
- o painting/covering of the pipe and related hardware.
- o placing the pipe underground.

### DUMPSTERS

A permanent concrete pad for dumpsters assists in insuring return to their designated location. This also allows for a planting screen to be established to reduce views of dumpster. All dumpsters should be painted the same color as indicated in the Building and Structures Chapter of this Guide.

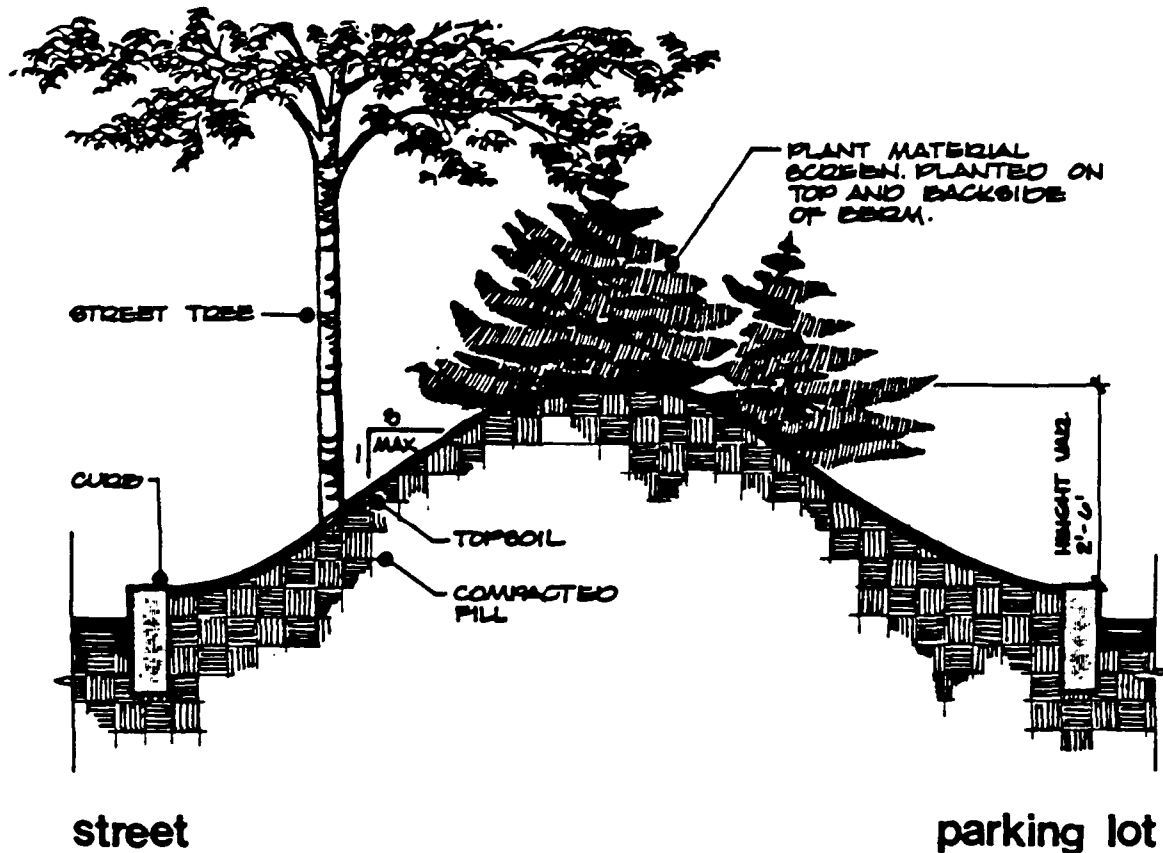
- o Pad dimensions: 8 ft. x 8 ft., 8 inches thick on a 12 inch granular base.

### TRANSFORMERS, VENTILATORS, SUB-STATIONS

These elements should be consistently painted in accordance with the color vocabulary established in the Buildings and Structures Chapter of this Guide. In addition, where space permits, screen planting should be provided.

## EARTH BERMS

Earth berms are the most positive means of visual screening between areas. The screening function of berms can be further reinforced through the addition of planting. The cross-section view below illustrates the recommended construction of the berms.



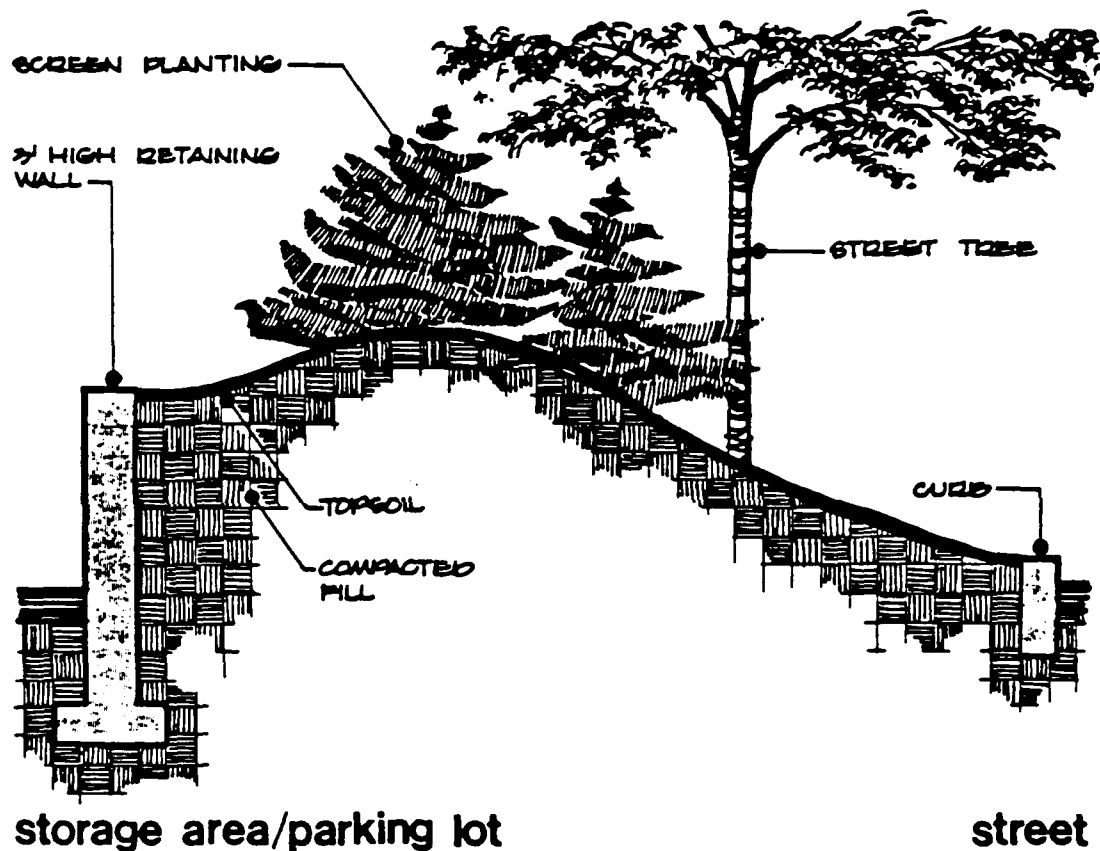
street

parking lot

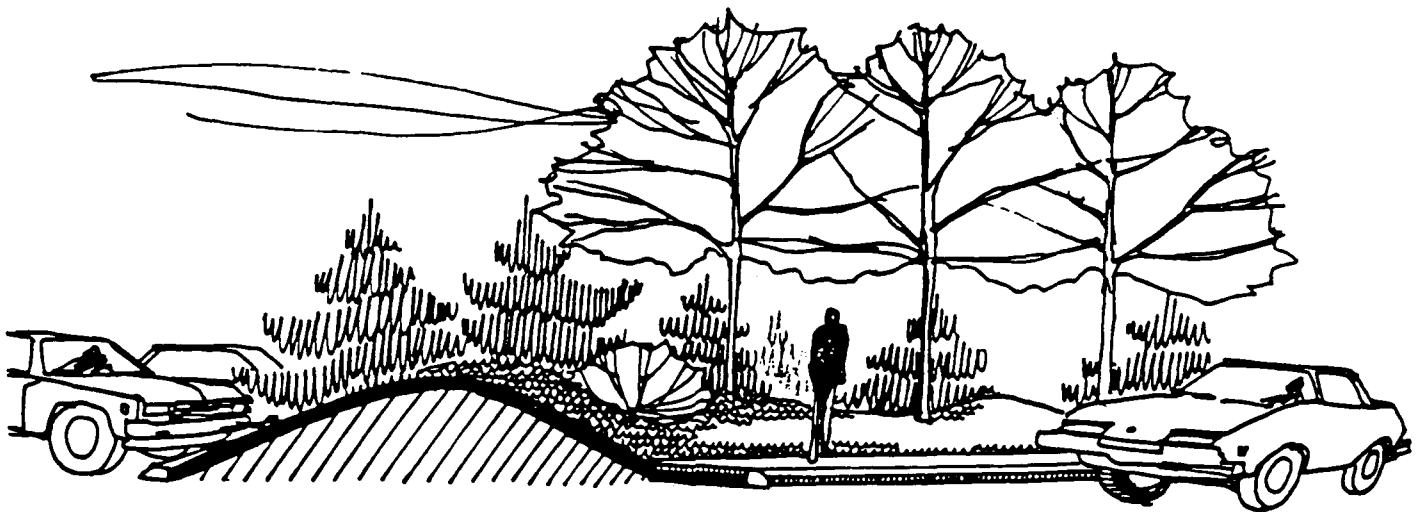
In order that maintenance is not hampered, slopes should be limited to 1:3. This allows for the use of mechanical mowing equipment without problem. Slopes in excess should be planted with ground cover.



To be effective, berms should optimally be developed at a minimum height of four feet. (The normal viewpoint height from a vehicle is 3.5 feet). In cases where width is limited, walls may be introduced on the "service side" as indicated on the following sketch.

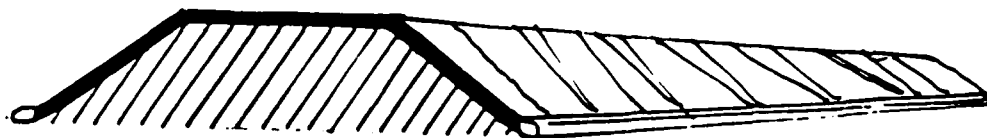


The height of a berm should be varied in order to create a "naturally" appearing element. Toward this end, transitions in grade should also be smooth and rounded to eliminate a mechanical appearance.



The above sketch illustrates the potential natural appearance of a berm when it is designed to be varied in height along its length as well as its cross-section.

What should be avoided is the "engineered" berm illustrated below which offers no vertical relief and lacks a natural appearance.



## LIGHTING

The objectives in the development of this program are:

- Development of an organization to the lighting system.
- Provision of adequate light levels for the safety and function of Base users.
- Provision of lighting in an efficient yet energy-conscious manner.

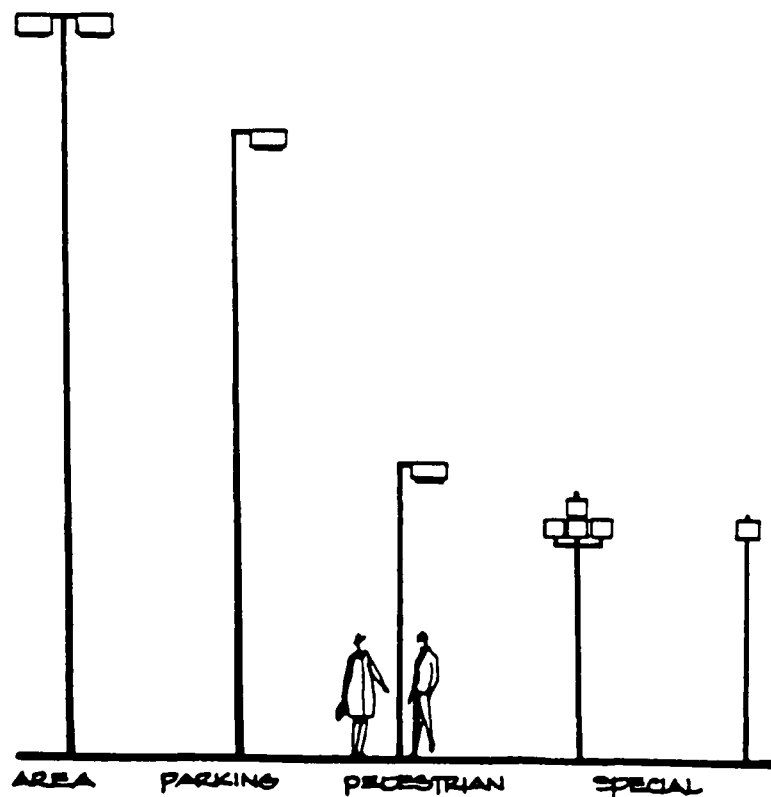
In order to accomplish this program and resolve the problems stated above, the following concepts are recommended for initiation:

- Select a coordinated family of fixtures as the Base standards. As replacements or improvements to lighting within specific areas are required, these uniform standards should be utilized. In the past, each building or site-related project has incorporated its own fixture type in a particular area of the Base. This approach has resulted in the wide variety of fixtures currently in place. The improvements to be recommended are recognized as long range; but if approached in a manner which utilizes these lighting recommendations as a guide, the Base will, in the future, exhibit a coordinated and well-functioning lighting system.
- The lighting of the Base should be viewed as one further means of reinforcing the ideas expressed in the Development Plan. For example, vehicular entrances and vehicular routes

can be more readily identifiable in the evening through the design choice and location of lighting fixtures. The extension of this concept is that the pedestrian ways would, through design pattern and fixture selection, be similarly identified as to their function and use.

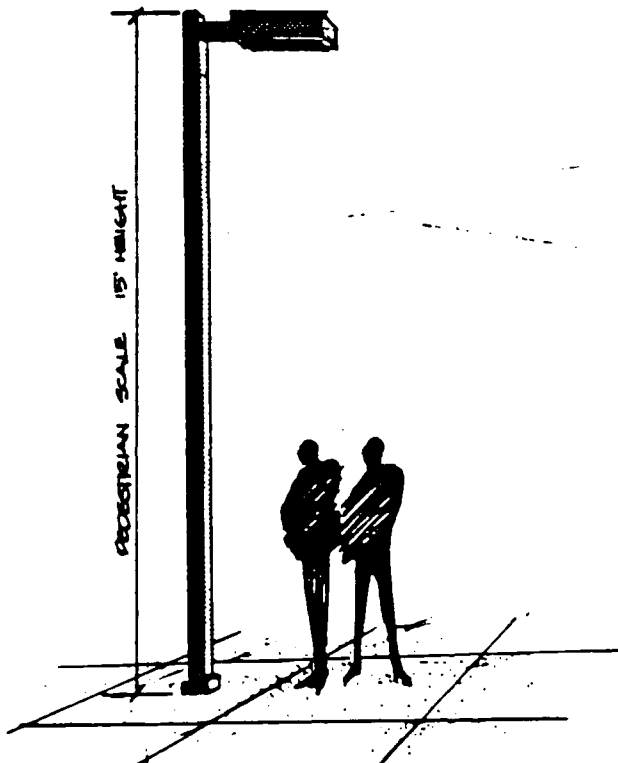
### VEHICULAR AREAS

Through the consistent use of a high pressure sodium vapor "cut-off" fixture, the vehicular routes can easily be identified. (These are fixtures, as the name implies, in which the light source is efficiently directed down to the road and parking surface to provide a warm light rendition. The remainder of the vehicular requirements for service drives, secondary roads, and parking areas can also be provided by high pressure sodium vapor source cut-off fixtures.



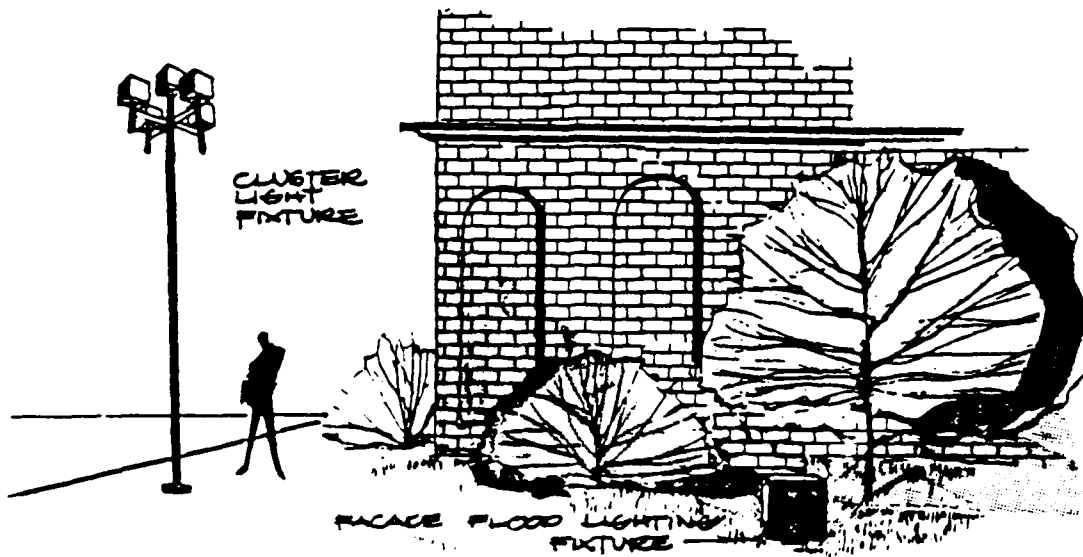
### PEDESTRIAN AREAS

In the pedestrian areas of the Base, it is also recommended that the sodium vapor cut-off fixtures be provided. The scale of the fixtures should be in keeping with the pedestrian user as noted in the hardware recommendations.



### SPECIAL LIGHTING

Lighting is also an important means of orienting people within the Base during the evening hours. The introduction of special lighting such as facade lighting or visible source fixtures (i.e., globe lights) is appropriate for consideration in the highlighting of landmarks for orientation purposes or in use within high-traffic and arrival areas.



At the Training Center, the following areas may be considered for "special" lighting:

- o Ross Field
- o Hospital Outpatient/Emergency Arrivals
- o Recruit Training Center entrance
- o Exchange entrance
- o Main Gate

In addition, the proposed exhibits within the RTC area will require special consideration for the potential highlighting in the evening hours.

#### ATHLETIC FIELD LIGHTING

To be designed specifically in concert with the fields as they are developed.

Finishes recommended for all fixtures and standards are: bronze anodized aluminum.

## HARDWARE

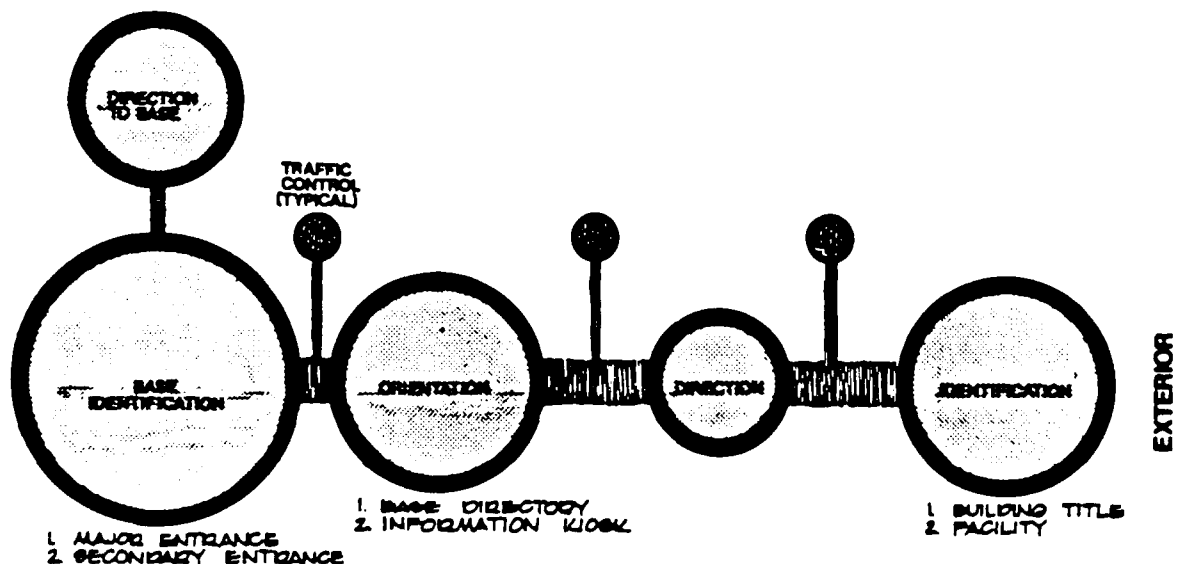
The list of the fixture types which follow are recommended for use as the standards throughout the future development of the Base.

- Primary vehicular ways - cut-off fixtures with high pressure sodium vapor lamps at 400 watts each, post mounted at 35 ft. height.
- Entrance Courts - clusters of post-top, clear "globes" with lamps at 175 watts per globe, mounted at 15 ft. height to bottom of fixture.
- Secondary roads and parking areas - cut-off fixture mounted at 35 ft. with 400 watt sodium-vapor lamps.
- Pedestrian walks - 15 ft. high mounted cut-off fixtures using 150 watt sodium-vapor lighting.
- Facade lighting - 1,000 watt sodium-vapor flood lights.
- Utilitarian areas - support areas such as service yards, stockpiles, etc. should be lit by wall-mounted or pole-mounted cut-off fixtures similar to those utilized for parking areas.

Spacing of fixtures will vary with the intended design effect as well as the desired foot candle illumination on respective surfaces.

## SIGN SYSTEM

The diagram which follows illustrates the basic system of signs recommended for use at the Base. Their purpose is to assist people to their ultimate destination. In order to accomplish this direction, orientation and identification signs are required. Outside and inside the Base direction signs are intended, as the name implies, to direct people to a particular facility. Orientation signs are utilized within the Base to provide a person with a sense of where he is in relationship to the entire complex. In addition, they provide a general indication as to how the Base is physically organized. Identification signs provide a confirmation of the facility name and perhaps function. In addition, support signs such as traffic control and regulatory signs are utilized for further information safety and control.





## LEGIBILITY

Sign legibility is determined by several factors: distance, angle, speed, sign colors, and size of message. Site distance and traveling speed vary for different types of signs and shall be taken into consideration for the design of each sign. The traveling speed and the angle of the viewer to the sign determine the letter size of the message. The examples of signs which follow later in this report have taken into consideration the factors generally found on the Base.

Certain guidelines must be adhered to for all signs:

- o Messages shall be as simple and direct as possible. Cluttered or overstated signs are confusing and cannot be read or understood in the amount of time required.
- o Color of letters and background contribute to legibility. Light letters on a dark background tend to reflect more light, giving the impression of a larger letter. The reverse -- dark letters on a white background -- tends to appear smaller because of reflected light from the background. Also, darker colors used as background in the sign tend to have less visual impact than lighter color signs. It is recommended, therefore, that the majority of signs use the lighter letter on a dark background to both maximize legibility and reduce the overall impact of the signs on the Base.

Several design criteria should be considered in the design development of the sign system. Considerations should include legibility, letterforms, durability and changeability.

#### LETTERFORM

Studies for similar facility complexes indicate that simple letter styles such as Helvetica and Clarendon are most legible. It is recommended that a Helvetica Medium style be utilized throughout the Base. Major identification signs should be developed in all capitals, while directional signs and other secondary messages be in upper and lower case.

#### HELVETICA MEDIUM

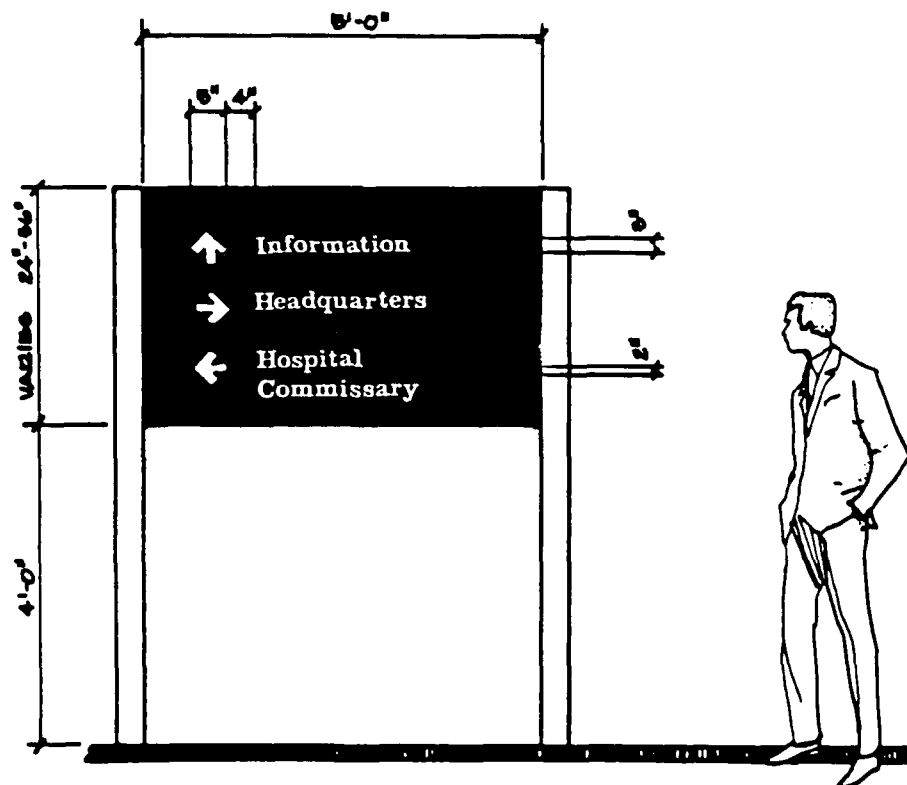
ABCDEFGHIJKLMNOPQRSTUVWXYZ&.,:;!?"'  
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#### CLARENDON REGULAR

ABCDEFGHIJKLMNOPQRSTUVWXYZ&  
abcdefghijklmnopqrstuvwxyz 1234567890  
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### DIRECTIONAL SIGNS

Directional signs on the Base should be limited to major intersections or points where visitors need to make a decision. These signs shall employ flat black aluminum post frames with an aluminum panel. A series of messages will appear on the panel in white letters in upper and lower case and white arrows directing people to the facilities. The purpose of the sign is to direct visitors to the more significant facilities in that particular section of the Base. Directions to more remote facilities may be too complicated to depict on directional signs and should not be included. In those cases, arrows should indicate direction to the nearest orientation sign where people can properly orient themselves relative to their location and destination.

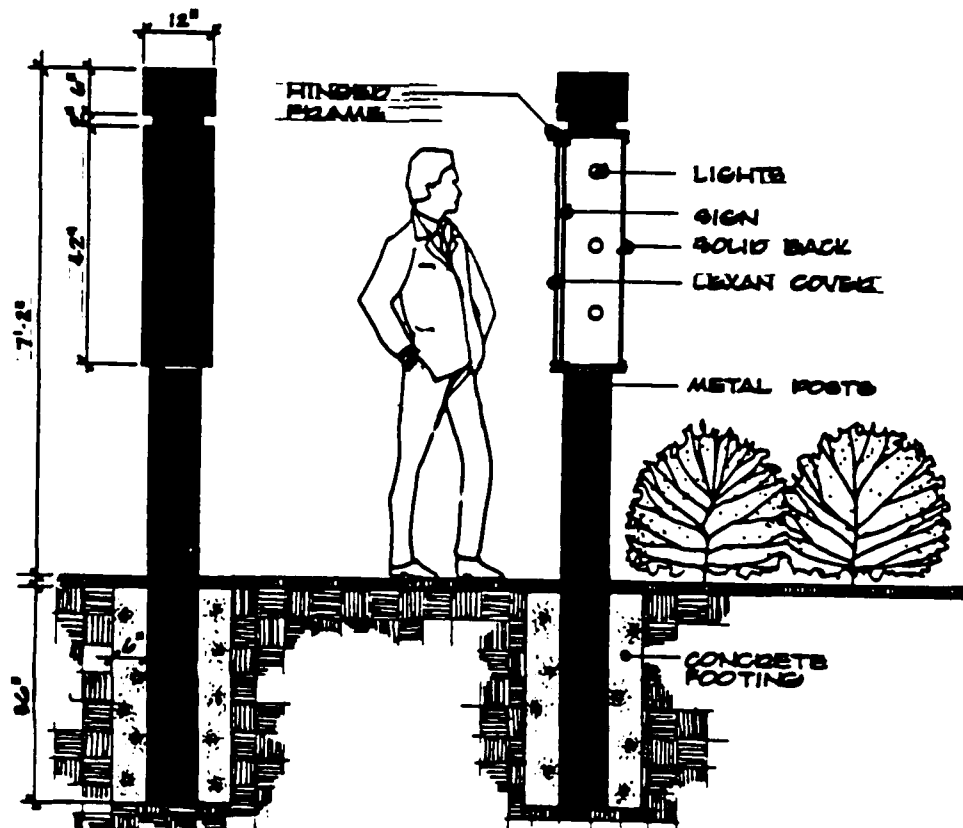


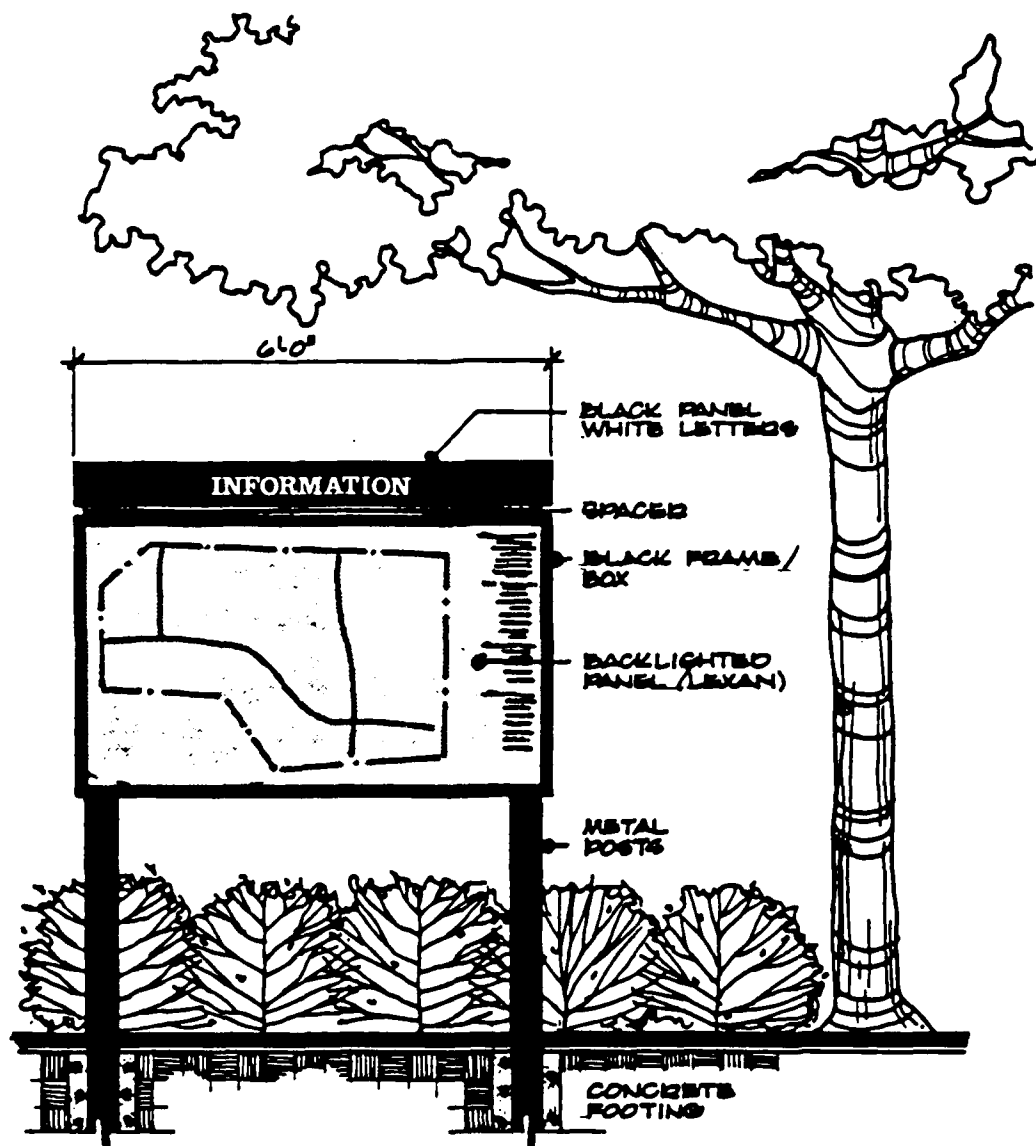
## ORIENTATION SIGNS

Information and orientation directories should be located at each gate area.

The directory (see sketch) shall show all roads and buildings on the Base. For purposes of this orientation map, all buildings should be labeled according to name and color coded and categorized in a functional category, such as:

- Recruit Training Center
- Hospital
- Main Side
- Family Housing Areas





## TRAFFIC CONTROL AND REGULATORY SIGNS

Three categories of signs are recommended:

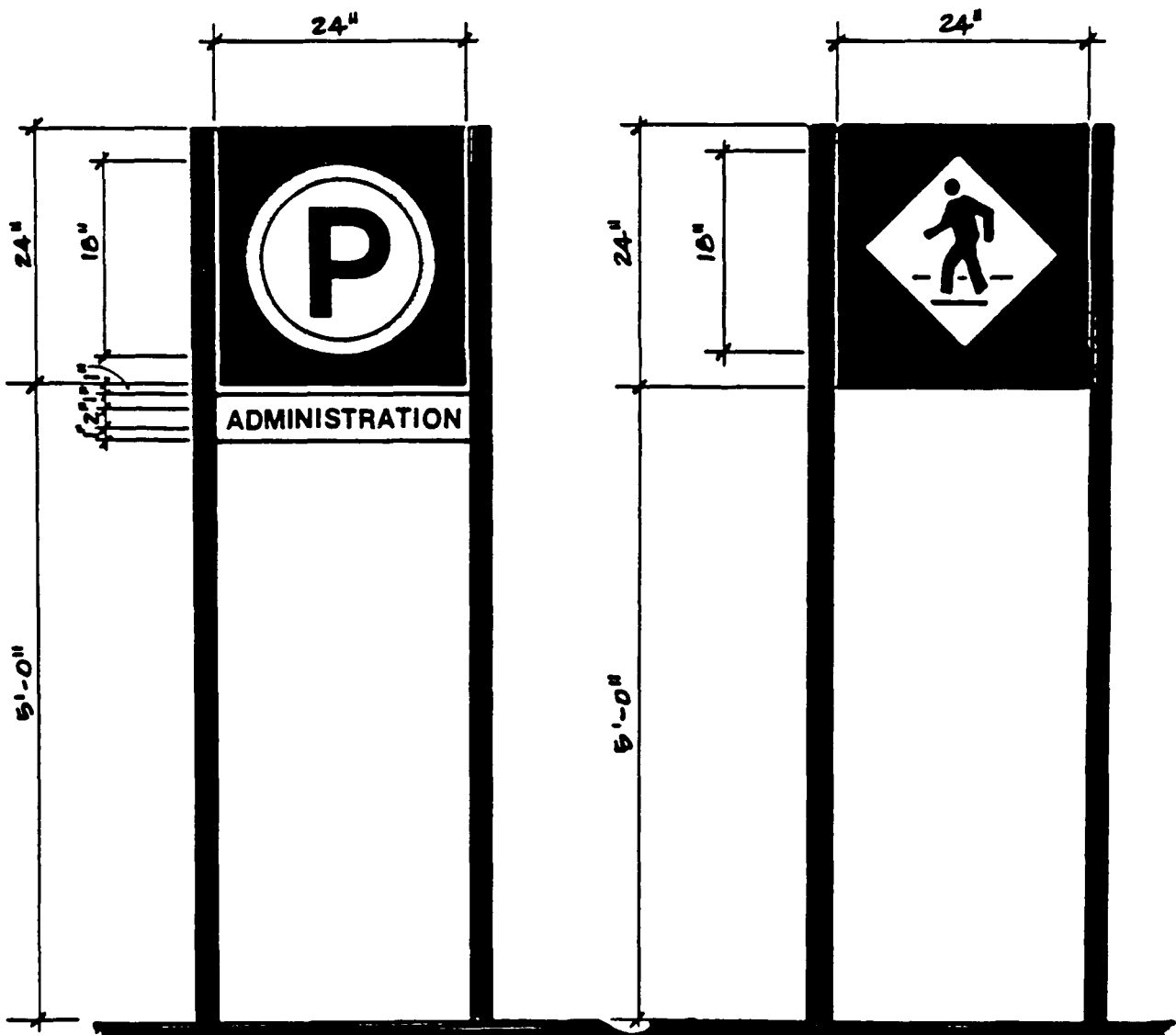
1. Parking identification.
2. Base regulatory signs.
3. Approved State traffic control signs.

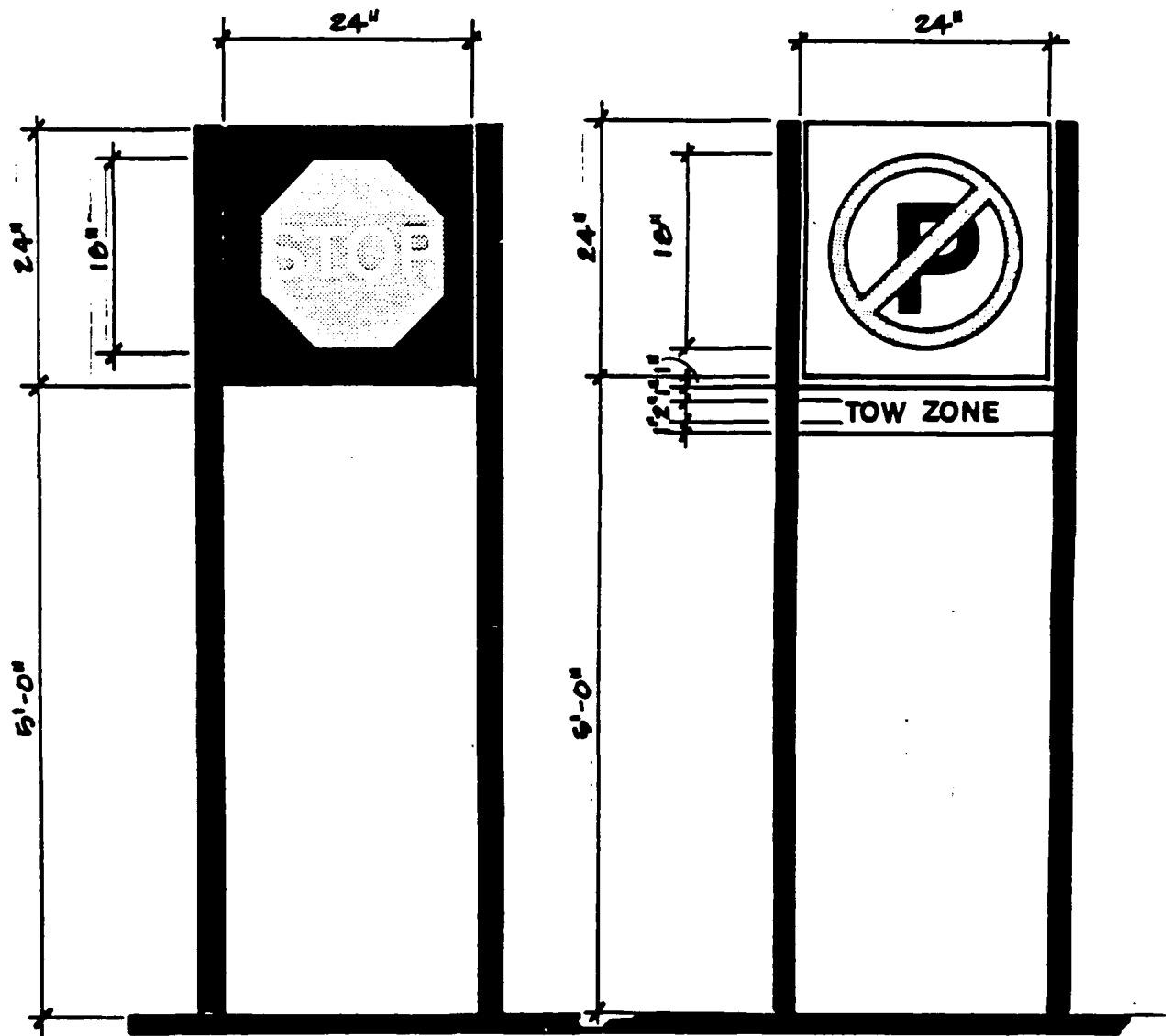
All signs shall be mounted on panels 24" x 24". The panels should also employ an extruded aluminum frame. Traffic control signs shall be a flat black aluminum panel background where the panel is exposed and letters will be Helvetica Medium for the greatest legibility. The letters will be white and in caps.

The parking signs should be the universally-accepted pictograph of the letter "P" with a circle identifying the parking lot and the same pictograph with a slash through it identifying no parking zones. Any minor messages pertinent to that particular parking lot or no parking area will be listed with white Helvetica letters on black panels underneath. Typical minor messages may include tow zone, students, visitors, etc.

Base regulatory signs will utilize the same format as other traffic control signs. The letter style shall be white Helvetica Medium on a black background. Base regulatory signs include, for example: service only, no thru traffic, etc. These signs should utilize 24" by 24" panels on extruded aluminum posts. The post and panel shall be flat black anodized or similar finish. All letters shall be white Helvetica Medium - all caps.

All signs recommended by the Department of Transportation shall be mounted on a 24" x 24" post frame assembly with flat black anodized metal panel as detailed by State and mounted directly to the flat black panel.





# REGULATORY SIGN



## BUILDING IDENTIFICATION SIGNS

The exterior building identification signs include two messages:

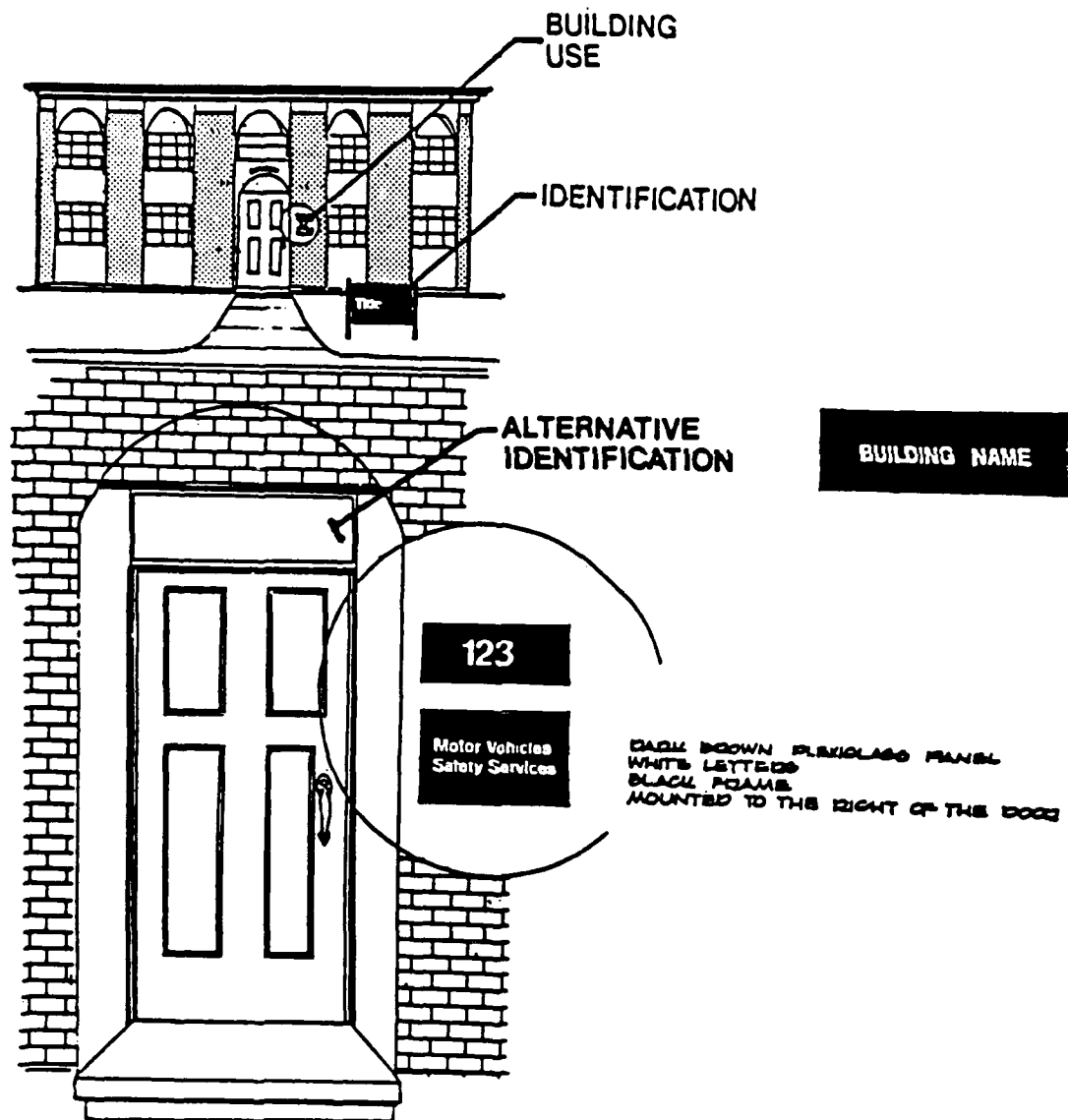
1. The building name.
2. The building functions.

To serve the majority of buildings on the Base, it is recommended that the building name should appear on the portal over the entry door. The building functions can be listed on a plaque mounted on the building exterior to the right of the door.

The main building title mounted over the door shall be white vinyl letters in a Clarendon type style mounted on a flat black panel; screw mounted to the building. The panel will be constructed to fit the design of the trim or fascia of the door. The letters (all caps) will range from 4" to 10" high depending on the scale of the building and entrance.

The building function can, where additional information needs to be imparted, be listed on a plaque mounted on the building to the right hand side of the door. The plaque will be either an engraved acrylic or plastic mounted on a Plexiglas background or vinyl letters on Plexiglas background with a clear cover permanently mounted to the building. A black frame shall enclose all titles. The color of these panels shall complement the buildings but shall be in a dark brown range with white Clarendon letters.

Free-standing building identification signs are recommended for special locations. Free-standing identification signs are post and frame, color panel with white letters. (Same colors and letter style as in direction signs).



### INTERIOR SIGNS

In order to complete the sign system as indicated on the initial diagram, an interior series of signs is recommended. The interior sign system should include an interior directory of building functions, wall mounted direction signs, wall or door mounted identification signs, including room number and titles, and standard pictographs identifying rest rooms, cafeterias, no smoking, etc.

This will then allow a visitor to efficiently find his/her way from off Base to a specific room within the Base.

### MATERIALS

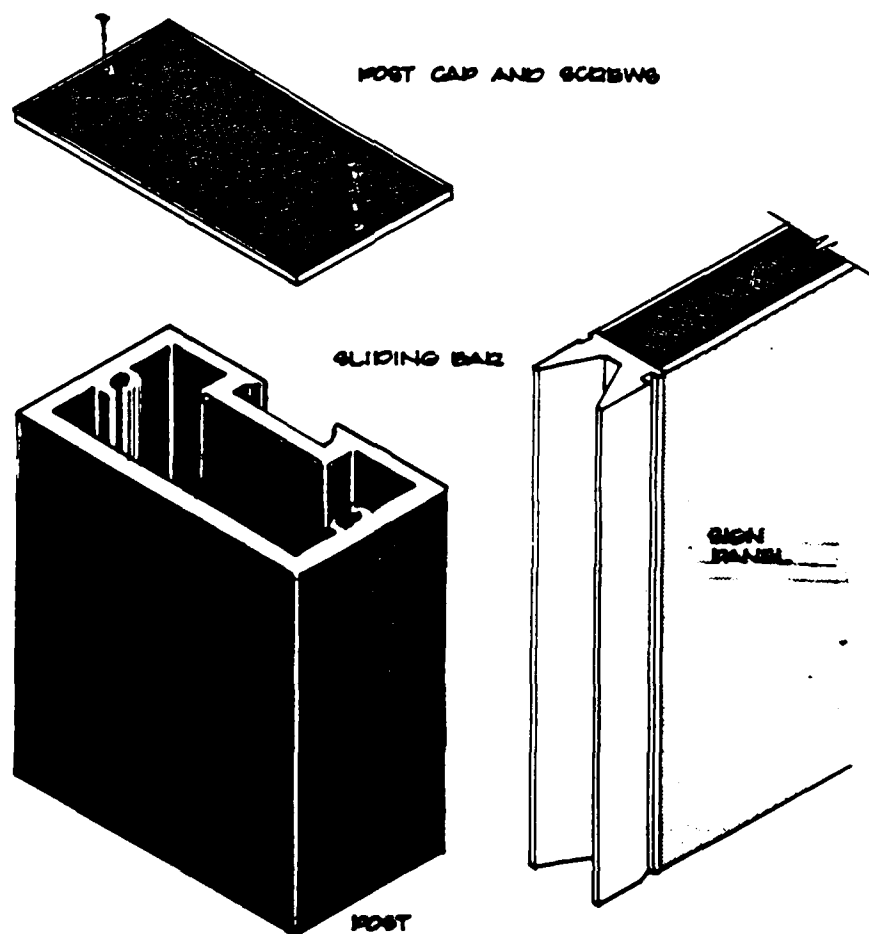
The post and frame assembly for exterior signs must be a durable material with a finish that allows easy maintenance and cleaning. It is recommended that extruded aluminum members with an anodized duronodic or similar finish be used. The post shall be a minimum dimension of 2" by 3" with a channel to accept the sign panel. This system allows for interchangeable panels if required. The panel material recommended is aluminum with a silk screened messages application.

### EXTERIOR SIGN DETAILS

All free-standing exterior signs shall be an aluminum frame and post assembly. The post shall be 2" by 3-3/4" with a preformed channel on one side to receive the sign panel. The panel is then fastened to the post by means of a standard fitting into the

channel. The exposed channel will be filled by a "pocket filler" and the top of the post will be capped and screwed. The finish of all aluminum post and frame assemblies shall be a flat black anodized or similar finish.

All post and frame installations shall be installed both plumb and level with a minimum of 15 inch diameter concrete footing 3'6" below finished grade. The top of the footing shall be a minimum of 2" below finish grade to allow covering of topsoil and planting.



**ATTACHMENT 13**  
**ENVIRONMENTAL DOCUMENTATION**

The following pages in this attachment contain pertinent environmental information for NTC Great Lakes' bowling center.

## I. Purpose and Need

a. This project is required to satisfy demand and favorably impact morale. The facilities at the Recruit Training Command (Bldg 1311) will be demolished under MILCON P-342. The bowling lanes in Building 3 will be removed to accommodate Special Project CR1-86 (Library). This project will centralize all bowling facilities on Mainside and add 18 lanes for a total of 50 lanes.

## II. Alternatives Including the Proposed Action

a. The proposed alternative will construct an 18 lane addition to the existing bowling center and allow eight lanes to be removed from another facility, where the bowling interferes with other activities. This will satisfy current demand and that of the foreseeable future.

b. A second alternative would be the expansion of the eight lane facility. This would be more expensive than the addition and would interfere with other activities in the building.

c. The third alternative would retain the status quo which is unacceptable.

## III. Existing Environment of the Proposed Site

(a) HISTORY. Establishment of the Great Lakes Naval Training Center was originally authorized by President Theodore Roosevelt in 1904. Since its dedication as the "Great Lakes Naval Training Station" by President Taft in 1911, the major purpose of the Naval Base has been recruit indoctrination and advance training of naval personnel. Since the 1960's there has been a steady progress toward the replacement of the temporary wooden facilities built especially during World War II with permanent structures. In recent years, there has been a gradual shift in emphasis from recruit training to advanced training as the Navy becomes more technologically oriented.

(b) GENERAL. The Naval Training Center encompasses a total of 1,640 acres of land of which about 450 acres are used for family housing, 257 acres for recreation, and 13 acres are not utilized. There are over 1.8 million square feet of training buildings, over 19,360 barracks' spaces, 1,895 family housing units, and an 800-man bed hospital. Of the 1,063 total buildings, 946 are permanent facilities. Currently, there are about 500 officers and 12,500 enlisted personnel stationed at Great Lakes as permanent party or extended advance training students. Also, recruit loading fluctuates greatly over a year's time, ranging from less than 4,000 in winter to 8,500 in the summer. Currently employed are about 3,100 civil service employees. During FY81, Service School Command contracted 150 civilian instructors with the College of Lake County, and some 200 more over the next two years. Principal

command is the Naval Training Center which consists of the Naval Administrative Command, Recruit Training Command, and Service School Command. Supporting roles are performed by the Navy Public Works Center and the Naval Hospital, plus several other small units and activities.

- (c) GEOLOGY. Located in Lake County, Illinois, Great Lakes Naval Training Center is in the Wheaton Morainal Country of the Great Lakes section of the Central Lowland Province. The morainal area is divided into three subcomplexes. The base is in the Bluff-Ravine Complex. The complex occurs within the narrow Lake Michigan watershed and consists of level tablelands which are bordered by steep lake-facing bluff and a network of interior ravines. The most distinctive and characteristic erosive forces are the wave forces of the lakes on the bluff and surface runoff over the ravine walls.

In the northeastern Illinois region, it is the thick layer of surficial geologic material which is important for controlling development rather than the deeply underlying bedrock. This surface layer was laid down by the action of several glacial episodes during the last 600,000 years.

The predominate unstratified glacial deposit in Lake County is till, an unsorted sediment made up of silt, clay, sand, pebbles and larger boulders and mixed in variable proportions. The till formation in the area of the Naval Training Center, Great Lakes, is the Wadsworth till member, clayey phase and sandy phase. This silty clay is at least 40 feet thick and approaches 200-plus feet in many areas.

Surface expression of till is morainic--low ridges and hills interspersed with depressions and lakes (particularly west of the Des Plaines River). The sandy phase crops out along the lakeshore at the foot of the bluffs along Lake Michigan.

Below the unconsolidated glacial deposits are layers of dolomites, sandstones and shales, the result of ancient sea deposits that periodically covered Illinois area. Precambrian granite forms the lower-most basement rock supporting all of the above. In general, the bedrock is horizontal and slopes gently eastward.

Characteristics important in general construction have been evaluated by the State Geological Survey for the geologic materials (till) underlying the area of the Naval Training Center and are listed below.

## General Construction Conditions

Wedron Formation, Wadsworth Members we, wsc, & ws

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- a. Susceptibility to flooding, occasionally to seldom
  - b. High water table in places
  - c. Low to medium natural moisture content
  - d. Good to poor permeability
  - e. Medium to high frost susceptibility
  - f. High to low compressibility
  - g. High erosion factor in places
  - h. Gently to moderately sloping, 2-7%
- 

Source: Illinois State Geological Survey, Cir. 481, 1973.

This evaluation indicates that these subsurface materials are considered relatively favorable for most construction. The major construction problem encountered is poor drainage. Often this low permeability of till creates static water levels near the ground surface causing many construction difficulties. In addition, the Lake Michigan shoreline presents a severe construction constraint. Subject to wave action and periodic flooding, this area has a high water table, high natural moisture, high erosion factor and steep slopes.

- (d) HYDROLOGY. The Great Lakes Naval Training Center is located within two major watersheds, the Lake Michigan North Drainage Basin and the North Branch Chicago River Basin. The ridgeline or drainage divide separating these two watersheds occurs approximately along Green Bay Road; those areas east of the road drain into the Lake and those areas west drain into the Skokie River.

Stream patterns in the area are irregular, simple and generally carry low flows. The two major streams draining the Naval Training Center are Pettibone Creek, a narrow stream with an overall gradient steeper than other streams in the area, and the Skokie River which has been channelized between Buckley Road and Alabama Avenue and often termed the Skokie Drainage Ditch.

The water table is usually within 10 feet of the ground surface and may be at the surface in the numerous lowlying depressions. According to the Illinois State Geological Survey, ground water



movement is predominantly downward through the till, but there is also a horizontal component of flow which contributes to streamflow and ponding.

Flood plains are also environmental resources having value as wildlife habitat, open space, ground water recharge and flood water storage. The U.S. Water Resources Council defines floodplains as "the lowland and relatively flat areas adjoining inland and coastal waters including at a minimum, the area subject to a one percent or greater chance of flooding in any given year." This base flood plain is termed the 100-year flood plain.

There are two types of flood plains at Naval Training Center, Great Lakes, stream valley or riverine flood plain and coastal flood plain. Flooding of riverine areas is due to rainstorm runoff that exceeds the natural carrying capacity of the channel; flooding of the Lake Michigan coastal areas is due to excessively high tides, wave run up from high winds or distant storms.

The table below indicates the flood plain limits of the four bodies of water that have a recognized flood plain at the Naval Training Center.

FLOOD PLAIN LIMITS  
FLOOD ELEVATORS  
MEAN SEA LEVEL DATUM

	LIMITS ON BASE (MILE NUMBER)	100-year (FEET)	RECORD (FEET)	1/ CHANGE (FEET)	APPROX 500-year (FEET)
Lake Michigan	--	584.0	582.4	1.6	584.6
Skokie River	40.34 to 42.35	673.2 690.8	669.2 682.8	4.1 8.0	675.0 692.4
Pettibone Creek	0.0 to 0.81	584.0 --	582.4 608.0	1.6 -	--
Unnamed Tributary of Pettibone Creek @ Mile 0.43 (Left Bank)	0.0 0.51	-- --	591+/- 630+/-	- -	-- --

Note 1: Change in flood stage between 100 year water surface and flood of record.

Source: U.S. Army Corps of Engineers, Chicago District

- (e) SOILS. The native soils of the area have been generally classified into the Morley-Beecher-Hennepin Association, a grouping of soil types which commonly occur together in a characteristic pattern in the landscape. This particular association occurs as a long, narrow belt extending along Lake Michigan from just below Waukegan to the southern border of Lake County.

Morley soils predominate the association. These soils generally occur in upland areas, are gently sloping and have good drainage. Beecher soils generally occur in the lowland areas, are somewhat level and are poorly drained. The sides of ravines and valley walls are where Hennepin (and Grays) soil types are often found.

In general, most of the soils in the area of the Naval Training Center, Great Lakes, have properties suitable for most types of development with few limitations. A common limitation of these soils is their shrink-swell potential stemming from a high clay content in the soil and/or subsoil material. Additionally, where drainage is a problem in such silty soils, frost heave is a common limitation. Nearly all the area soils experience some degree of frost heave. According to NAVFAC design Manual 2, frost penetration depth in this area is 40 inches. The soils existing in the area of the proposed project are mostly Morley-Hennepin, however, it has been filled with various types of fill material. These soil problems may be overcome without much difficulty with suitable engineering and construction practices.

It should be noted that four soil types on base may be considered severe for most kinds of development. Beach sand is unstable for obvious reasons and is subject to wave action from the lake; Hennepin loam with slopes of 30%-60% poses a severe erosion hazard; and Ashkum and peatone soils occurring in low areas are subject to ponding, high water table, and high shrink-swell.

- (f) VEGETATION. Presettlement of much of Lake County was forested with stands of oak, hickory, maple and other hardwood trees. Low-lying areas of peat supported Tamarack (or Larch) trees. By 1953, only 21,771 acres of native woodland remained. Increasing urbanization threatens to reduce this acreage even further.

The present native woodland occurs primarily on steep areas and in flood plains (areas unsuitable for development).

The existing natural vegetation of the Pettibone Creek Ravine, which flows across the main side part of the Naval Training, consists of a mixture of central and northern hardwood species principally elm, mixed oak, sugar maple, soft maple and ash.

These and a dense cover of shrubby species also covers the shore bluff areas. Small foredune areas along the shore are planted with American beachgrass and the area behind the beach is also planted in grasses including Kentucky bluegrass, Canada bluegrass, creeping red fescue, sheep fescue, tall fescue and clover. Natural vegetation outside of the turf area consists of hedges, tall reed grass and other herbaceous species. Shrubbery growth consists of blueberry, huckleberry, blackberry, willow, osier, sasafra, black oak, maple and other shrubs.

There are no known threatened or endangered plant species occurring at or in the area of the Naval Training Center; however, according to the Natural Resources Branch, "the shoreline plant community is considered to be a rare dwindling natural resource." All vegetated areas will be restored at the end of this project.

- (g) WILDLIFE. Due to increased development pressures and pollution, much of the native wildlife populations of the eastern portion of the county include white-tailed deer, skunk, raccoon, mink, muskrat, gray and fox squirrels, red and gray fox, opossum, weasel, woodchuck and cottontail rabbit.

Game birds include ring-necked pheasant, dove, woodcock and a small population of Hungarian partridge. Waterfowl include Canadian geese, mallard ducks, wood ducks, coots and others.

Lake Michigan game fishing has greatly improved with the introduction of Coho and Chinook Salmon and the destruction of the predatory Lamprey eel. Notable game fish in the county consists of large mouth bass, bluegill, northern pike, white bass, croppie and walleyed pike.

Endangered Species Act of 1973 and amendments requires all Federal agencies carry out programs for the conservation of endangered and threatened species and to insure that actions taken by the agencies do not jeopardize the existence of such species. To date, no endangered animal species have been listed in the Federal Register which are native to the Great Lakes area. Attachment (1) contains a State of Illinois listing of Endangered and Threatened Vertebrate Species which includes a number of fish species considered endangered by the state.

The greatest threat to the important fishery resource of Lake Michigan by the Navy would be from pollution of its tributaries, construction of shoreline facilities, or dredging.

- (h) CLIMATE. Naval Training Center, Great Lakes, is located in a region characterized by frequent changes in temperature, humidity, cloudiness, and wind direction. The climate type is continental with warm summers and very cold winters. Prolonged warm spells and major droughts are infrequent but long cold spells of dry weather may occur during the growing season. The main local variation in climate pattern is caused by Lake Michigan. The slow temperature change of such a large body of water exerts a moderating influence on near shore areas but ice effects rarely extend more than a few miles inland and is considered too infrequent to be a real climatic factor.

Precipitation averages slightly less than 33 inches per year for Lake County as a whole. Over half of this precipitation falls during the 155 day growing season from May to September. Beginning in March, thunderstorm frequency increases to a peak in June, then tapers off. The average number of thunderstorms is 35 per year. Occasionally, thunderstorms are accompanied by winds and hail. Average snowfall amounts to 35 to 40 inches per year, most of which falls has a westerly component, with the exception of May when the prevailing wind becomes north-northeasterly.

Seasonal climate conditions have been shown to have a direct relationship to bluff recession rates, a continuing problem in many lakeshore areas. The most severe rates occur during late winter (Feb-Mar). With the first major thaw days, precipitation is higher, and there is a frequency of onshore wave attacks.

Data suggests that the four above factors occurring together are primarily responsible for severe bluff recession rather than individual factors acting alone.

- (i) PHYSIOGRAPHY. The project site is located north of Basset Avenue and south of Barry Road in an open field west of Wurtsbaugh Street.
- (j) HISTORIC/ARCHAEOLOGICAL/CULTURAL RESOURCES. An Historic District has been nominated for the inclusion on the National Register of Historic Places. This Historic District of 307 acres contains 124 buildings, structures, and sites. Of these 44 are of major significance to the Historic District. 19 are of minor significance and 61 are non-contributing properties. Building 180 is not included in the Historic District.
- (k) UTILITIES. All utilities are available at the project site and are adequate to meet the needs of this project and those of the affected activity. This was confirmed by the current Utility Improvement Program Technical Survey at Great Lakes of March 1980 and a technical opinion by PWC Code 620, Utilities Distribution Division.

- (1) AIR QUALITY. Great Lakes Naval Training Center is located within the Chicago Air Quality Maintenance area. As recorded in the Federal Register, January 30, 1980, Vol. 45, Page 6706, the following classifications are indicated for Lake County:

- (1) SO<sub>2</sub> - attainment better than the national average
- (2) NO<sub>x</sub> - attainment better than the national average
- (3) Ozone - non-attainment
- (4) TSP - non-attainment only for secondary standards
- (5) CO - unclassified for Shields Township of which Naval Training Center is a part

- (m) ECOLOGY. Pesticides will be used for the control of insect and animal pests internal to the proposed structure. These services are performed by federally trained and certified pest controllers assigned to the Navy Public Works Center. Pesticides will also be used by the contractors to sterilize the area prior to foundation construction. All pest control actions will be in strict adherence to applicable Federal and State of Illinois environmental and OSHA directives.

- (n) LAND USE. The proposed site is located in the vicinity of Recreational Services building and the Thrift Shop.

#### IV. Environmental Consequences, Preferred Alternative

- (a) The probable impacts of the preferred alternative on the environment are:
- (1) There will be heavy and light construction equipment required for the project. Construction materials, equipment and fuels will be stored on the site. The normal safety precautions will be followed to avoid injury to personnel or damage of surroundings. Posting of signs and separation of paints and chemicals will be done and proper planning to prevent spills as well as their clean-up.
  - (2) The ambient noise level will increase during construction. The noise should not be a sustained high level which would require positive control.
  - (3) There will be periods during the construction phase when vehicle traffic will be affected minimally. Proper planning and care will be used to reduce the modestly adverse traffic condition. There will be advance construction warning signs, flagmen, etc.
  - (4) Existing facilities will remain in operation and precautionary measures will be enacted to minimize affecting current facility use.
  - (5) Construction personnel will be exposed to routine construction hazards. The normal precautions will be taken to ensure worker safety.

- (6) The project will not endanger any significant historic or archaeological site known to exist in the work area.

V. Environmental Consequences, Second Alternative

- (1) Displacing religious education area and personnel.
- (2) Distruption of adjacent activities within the building due to noise, debris associated with rehabilitation.

VI. Environmental Consequences, Third Alternative

- (1) Since there would be no construction activity there would be no environmental consequences.
- (2) The adverse consequences are as follows:
  - (a) Lesser revenue
  - (b) Continued high maintenance costs
  - (c) Longer waiting time to use recreation facility

BOWLING CENTER ADDITION  
BUILDING 180

MCON PROJECT  
P-541 FY 90

NAVAL TRAINING CENTER  
GREAT LAKES, ILLINOIS 60088

APPENDIX C  
Filter Question Answer Sheet

Environmental Attribute	Q-1	Q-2	Q-3	Q-4	Q-5	Q-6	Q-7	Q-8	Q-9	Associated Construction Activities
Ecology	NO	NO	NO	NO	NO	NO	NO	NO	XXXXX	
Earth Resources	NO	NO	NO	NO	NO	NO	NO	XXXXX	XXXXX	
Air Quality	YES	YES	NO	NO	NO	XXXXX	XXXXX	XXXXX	XXXXX	84
Groundwater Surface Water	NO	NO	NO	NO	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	
Socio- Economic	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Occupational Safety/Health	YES	NO	NO	YES	YES	NO	NO	NO	XXXXX	64, 80, 90 100, 200, 240

ATTACHMENT I  
ENDANGERED SPECIES

STATE OF ILLINOIS  
DEPARTMENT OF CONSERVATION  
Administrative Order 1978

ARTICLE CXXXVIII - ILLINOIS LIST OF ENDANGERED AND THREATENED  
VERTEBRATE SPECIES ISSUED IN ACCORDANCE WITH PROVISIONS OF SECTION  
337 OF THE ILLINOIS ENDANGERED SPECIES PROTECTION ACT

The following list has been adopted by the Illinois Endangered Species Protection Board as the Official List of Endangered and Threatened Vertebrate Species of Illinois.

To be in compliance with the Federal and State Endangered Species Acts, the following definitions apply:

- FEDERALLY ENDANGERED SPECIES -- Any species which is in danger of extinction throughout all or a significant portion of its range. (Denoted by two asterisks (\*\*) on adopted list).
- FEDERALLY THREATENED SPECIES -- Any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. (Denoted by a single asterisk (\*) on adopted list).
- STATE ENDANGERED SPECIES -- Any species which is in danger of extinction as a breeding species in Illinois.
- STATE THREATENED SPECIES -- Any breeding species which is likely to become a state endangered species within the foreseeable future in Illinois.



## Endangered Fishes of Illinois

Bigeye Chub  
Bluebreast Darter  
Bluehead Shiner  
Harlequin Darter  
Longjaw Cisco\*\*

Hybopsis amblops  
Ethcostoma camurum  
Notropis sp. (undescribed)  
Etheostoma histrio  
Coregonus alpenae

## Threatened Fishes of Illinois

Cisco  
Longnose Sucker  
Alligator Gar  
Pugnose Shiner  
Blacknose Shiner  
Bantam Sunfish  
Lake Whitefish  
Lake Sturgeon

Coregonus artedii  
Catostomus catostomus  
Lepisosteus spatula  
Notropis anogenus  
Notropis heterolepus  
Lepomis symmetricus  
Coregonus clupeaformis  
Acipenser fulvascens

## Endangered Amphibians and Reptiles of Illinois

Dusky Salamander  
Silvery Salamander  
Spotted Turtle  
Slider  
Illinois Mud Turtle  
Broad-banded Watersnake  
Eastern Ribbon Snake

Desmognathus fuscus  
Ambystoma platineum  
Clemmys guttata  
Pseudemys floridana x concinna  
Kinosternon flavescens  
Nerodia fasciata  
Thamnophis sauritus

## Threatened Amphibians and Reptiles of Illinois

Illinois Chorus Frog  
Western Hog-nosed Snake  
Whip Snake  
Great Plains Rat Snake

Pseudacris streckeri  
Heterodon nasicus  
Masticophis flagellum  
Elaphe guttata

## Endangered Birds of Illinois

Double-crested Cormorant	<i>Phalacrocorax auritus</i>
Snowy Egret	<i>Egretta thula</i>
Great Egret	<i>Casmerodius albus</i>
Little Blue Heron	<i>Florida caerules</i>
American Bittern	<i>Botaurus lentiginosus</i>
Black-browed Night Heron	<i>Nycticorax nycticorax</i>
Mississippi Kite	<i>Ictinia mississippiensis</i>
Cooper's Hawk	<i>Accipiter cooperii</i>
Red-shouldered Hawk	<i>Buteo lineatus</i>
Swainson's Hawk	<i>Buteo swainsoni</i>
Bald Eagle	<i>Haliaeetus leucocephalus</i>
Osprey	<i>Pandion haliaetus</i>
Marsh Hawk	<i>Circus cyaneus</i>
Peregrine Falcon**	<i>Falco peregrinus</i>
Greater Prairie Chicken	<i>Tympanuchus cupido</i>
Yellow Rail	<i>Coturnicops noveboracensis</i>
Black Rail	<i>Laterallus jamacensis</i>
Purple Gallinule	<i>Porphyrola martinica</i>
Piping Plover	<i>Charadrius melodus</i>
Eskimo Curlew **	<i>Numenius borealis</i>
Upland Sandpiper	<i>Bartramia longicauda</i>
Wilson's Phalarope	<i>Steganopus tricolor</i>
Forster's Tern	<i>Sterna forsteri</i>
Common Tern	<i>Sterna hirundo</i>
Least Tern	<i>Sterna albifrons</i>
Black Tern	<i>Chlidonias niger</i>
Barn owl	<i>Tyto alba</i>
Long-eared Owl	<i>Asio otus</i>
Short-eared Owl	<i>Asio flammeus</i>
Brown Creeper	<i>Certhia familiaris</i>
Bachman's Warbler**	<i>Vermivora bachmanii</i>
Yellow-headed Blackbird	<i>Xanthocephalus xanthocephalus</i>
Bachman's Sparrow	<i>Aimophila aestivalis</i>

### Threatened Birds of Illinois

Common Gallinule	Gallinula chloropus
Bewick's Wren	Thryomanes bewickii
Veery	Catharus fuscescens
Loggerhead Shrike	Lanius ludovicianus
Swainson's Warbler	Limnothlypis swainsonii
Brewer's Blackbird	Euphagus cyanocephalus
Henslow's Sparrow	Ammodramus henslowii

### Endangered Mammals of Illinois

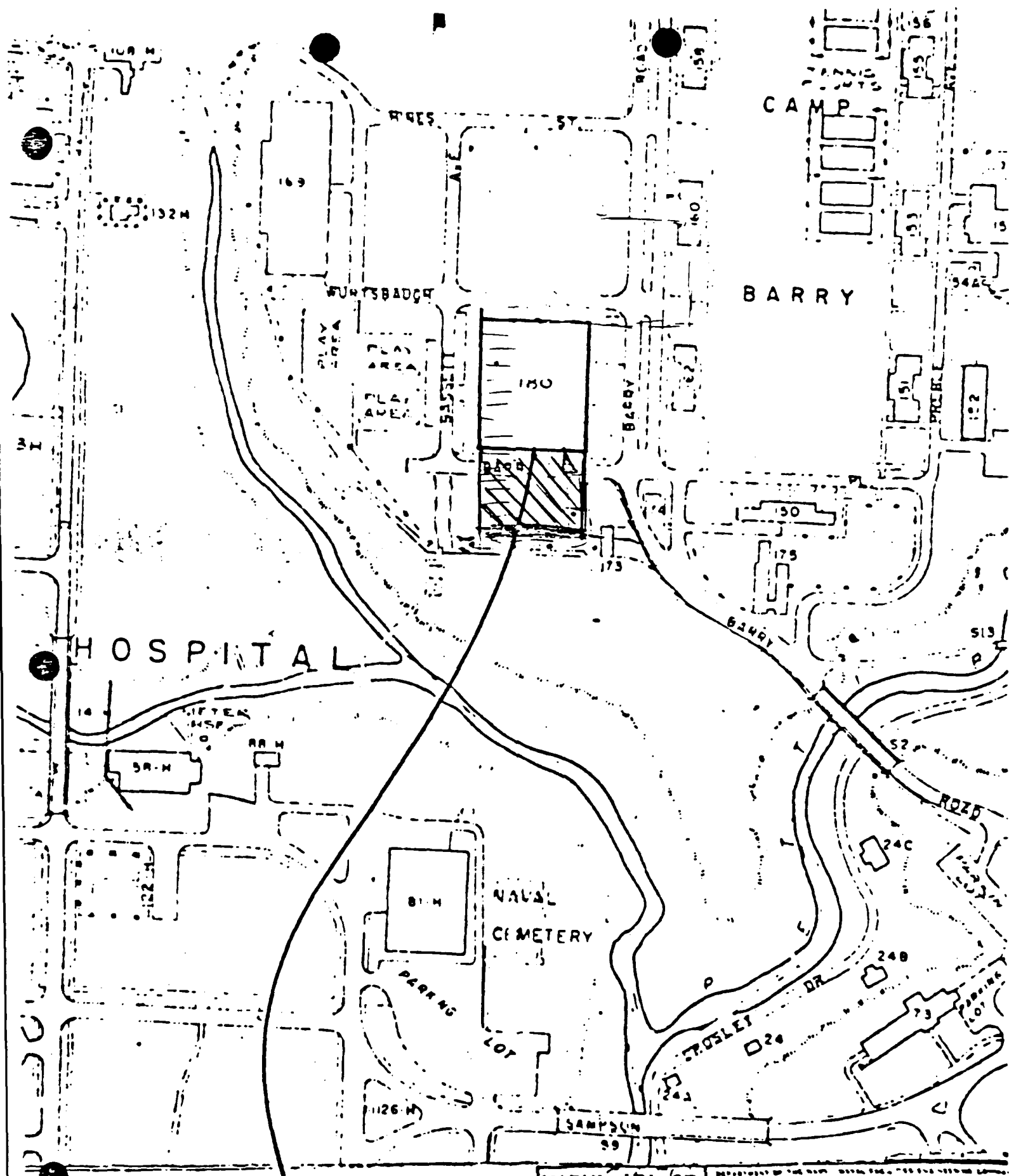
Gray Bat**	Myotis grisescens
Indiana Bat**	Myotis sodalis
Eastern Wood Rat	Neotoma floridana
White-tailed Jackrabbit	Lepus townsendii

### Threatened Mammals of Illinois

River Otter	Lutra canadensis
Bobcat	Lynx rufus
Golden Mouse	Ochrotomys nuttalli
Rice Rat	Oryzomys palustris

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Source: State of Illinois, Dept. of Conservation



**BOWLING CENTER ADDITION,  
BUILDING 180, P-521**



NAVAL TRAINING CENTER, GREAT LAKES, ILLINOIS  
THIS PROJECT IS IN COMPLIANCE WITH THE  
GREAT LAKES MASTER PLAN OF APRIL 1980.

P-521 P-521-16	
CR BY CAMPBELL, J. B. C.	
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APPROVED	
DATE 10-1-80	

DEPARTMENT OF THE NAVY, GREAT LAKES, ILLINOIS  
NAVY PUBLIC WORKS CENTER GREAT LAKES, ILLINOIS  
**DISC I I I I I**  
**A PORTION OF**  
**AREA IV I I I I**  
**AREA EAST OF SECTION ROAD**



**ATTACHMENT 14**

**REPORT OF ENERGY CONSUMPTION ANALYSIS AND ENERGY  
CONSERVATION RECOMMENDATIONS**

The following pages in this attachment have been extracted from an energy analysis performed by B&A Engineers, Ltd. A copy of the full report may be obtained by sending \$10.00 to:

Recreational Services Department  
Building 160  
NTC Great Lakes, IL 60689  
Attention: Ms. Jill Olson

REPORT OF ENERGY CONSUMPTION ANALYSIS

and

ENERGY CONSERVATION RECOMMENDATIONS

for

BUILDING 180

THE BOWLING ALLEY

THE RECREATIONAL SERVICES DEPARTMENT  
GREAT LAKES NAVAL BASE

by

B + A ENGINEERS, Ltd.  
550 W. FULTON STREET  
CHICAGO, ILLINOIS 60606

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The purpose of this report is to provide the administration of the Recreational Services Department of Great Lakes Naval Base with an analysis of the energy use of the bowling alley, Building 180. The current energy costs of this building are running two and a half times those of a similar commercial bowling alley of the same size, according to comparisons performed by the building staff. This report will assess the reasons for this difference in operating costs.

An inventory was taken of the energy consuming equipment in use at the facility. A breakdown of the energy budget by use category was calculated, based on hours of equipment operation provided by the building staff. The inventory is reconciled with last year's utility bills to obtain an energy cost budget.

Lastly, several energy conservation measures are recommended, including both suggestions for maintenance practices and proposals for capital improvements. These recommendations are directed at the existing structure, however where possible, they will aid in the planning of expansion of the bowling alley facility.

Utility bills are high for the Recreational Services Department. One reason is that they are being charged higher than market rates for energy. While electricity rates for the facility are below residential (e.g. Rate 1 of Commonwealth Edison), the charge of \$.084 per kilowatt-hour [kW-hr] is 20% higher on the average than one of B + A's North Shore hospital clients is paying Commonwealth Edison for commercial rate electricity. Also, premium rates are being paid for steam. Commercial rates on the order of \$7.00 per [MMBTU] are available for purchased steam; the rate of \$11.00 per [MMBTU] being paid at the Great Lakes Naval Base is 36% higher than the market value.

Steam accounts for 2/3 of the energy budget for Building 180. Last year's steam consumption was about 95,900 [Therms] (or 9,500 [MMBTU]), at a cost of \$105,500. Electricity cost the Recreational Services Department an additional \$50,000 for 595,000 kilowatt-hours [kW-hr] of electric energy. Of last year's total energy budget of \$155,500, cooling accounted for 48.8% of the total cost. Heating accounted for 14% of the total dollar cost, and winter time humidifying accounted for 4% of the budget. Lighting, air handling units' fans, and bowling equipment motors each accounted for 10% of the total energy budget.

By far the largest cost item in the energy budget is for space cooling. This is primarily due to the high cost of steam. This problem is best dealt with through purchase of an electric chiller, and through obtaining a cheaper source of steam to run the absorption chiller, either through an on-site steam boiler or an electric cogeneration steam recovery system. The North Shore Gas Company has agreed to provide the building a gas line free of charge, if such a boiler is installed.

The relative flatness of the steam consumption for cooling curve (see Figure 3, page 10) indicates a cooling system that is not responding well to changes in outside weather conditions. It is currently costing almost as much to cool the bowling alley during cool weather as during very hot weather.

There are two probable causes of this phenomenon. The first is that the air economizer controls are not functioning properly. The role of these controls is to introduce cool outside air to obtain free cooling when the outside temperature is suitable. The fuel bills indicate this system is not taking sufficient advantage of "free" cooling available from outside air economizers. A contractor should be hired to assure the outdoor economizer controls on the four air handling units are functioning according to design. (Excessive damper leakage might be checked for at the same time.)

The second reason for excessively high cooling bills is the 24 hour operation of the system, even though the building is not occupied for almost 8 hours every night. Building logs indicate the building is being overcooled overnight (when the chiller is operating in an empty building), compounding the energy losses. The absorption chiller,

the chilled water circulation pump, and all four air handlers should be turned off at night when the building is not occupied. The Carrier Company should be contacted to assure the absorption machine is diluting properly when cycled on and off.

An upgrade of the facility's mechanical system is recommended. It should be coordinated with the alley expansion, if renovation is approved. It is recommended enlarging the existing boiler room and installing a boiler of sufficient size to heat the entire facility (including renovation). The existing 100 ton chiller should be augmented by a reciprocating electric chiller (sized to the expansion) that could be cycled on and off when high loads occur, allowing the absorption machine to be base loaded. The absorption chiller and the air handlers should be turned off at night by utilizing the time clock.

Lighting costs can be reduced by 50% by replacing incandescent down lights with fluorescent PL lamps.

Winter humidification costs can be reduced by 50% by reducing the relative humidity of the building to 30% rh from 45% rh.

Finally, a study of the feasibility of cogeneration of electricity on the base should be investigated. The People's and North Shore Gas Company currently offer a promotion of \$75/kW for such a study, up to \$15,000 in this case. They have agreed to provide an initial feasibility study at no charge, and will meet with the staff to explain their program, if so desired.

TABLE I. SUMMARY OF RECOMMENDED ENERGY CONSERVATION MEASURES

<u>No.</u>	<u>ECM DESC.</u>	<u>INSTALLED COST</u>	<u>1st YEAR SAVINGS</u>	<u>SIMPLE PAYBACK</u>	<u>RECOM- MENDATION</u>
<u>MECHANICAL IMPROVEMENTS</u>					
3	Electric Chiller	\$ 70,000	\$ 47,000	1.5	Yes
4	Steam Boiler (Gas)	\$ 12,000	\$ 26,000	0.5	Yes
5	Cogeneration of Electricity	\$150,000	\$ 91,000	1.6	Yes
7	Manual Damper for Equipment Room Vent	\$ 300	\$ 75	4.0	Yes
<u>CONTROLS SYSTEM IMPROVEMENTS</u>					
9	Time Clock Control on AHU's, Chiller	\$ 1,000	\$ 9,400	0.12	Yes
<u>LIGHTING IMPROVEMENTS</u>					
13	PL fluorescent	\$ 8,800	\$ 7,000	1.2	Yes
<u>MAINTENANCE IMPROVEMENTS</u>					
15	Weatherstrip Doors	\$ 30	\$ 5.20	5.7	Yes
16	Reduce Humidification	-	\$ 2,100	-	Yes

It should be noted here that the foregoing recommended ECM's are interactive, and that the implementation of two or more ECM's can effect the total first year savings of the combination of ECM's selected.

### 3.0 FINDINGS

#### 3.1 Utility Bills Analysis

The utility bills of Building 180 have been analyzed for the 1988 fiscal year, which covers October 1, 1987 to October 1, 1988. The following are the yearly totals for the energy consumption and its cost:

TABLE II. UTILITY BILLS SUMMARY, FISCAL YEAR 1988

Electricity	\$ 50,000	594,800 [kW-hrs]	\$.084 / kW-hr
Steam	\$ 105,490	9,590	\$11 / MMBTU \$1.10 / Therm
Water	\$ 1,728	1,728 [kgal]	\$.001 / gal
Sewage	\$ 2,118	1,059 [kgal]	\$.002 / gal
Total Yearly Cost:	<u>\$ 159,336</u>		

Total Steam & Electricity Costs: \$155,500

Comparison With Lakehurst Bowling Alley

(Built 1980, same  
bowling alley size, gas  
furnace heat.)

Total Steam & Electricity Costs: \$ 59,729

An equipment survey of the facility has been completed. The consumption of the building's energy consuming equipment has been broken down by type of use, and the total consumption reconciled with the actual utility bills.

The following tables represent an energy budget summary for the bowling alley. Table III on page 5, is an overall Energy Budget Summary, Table IV on page 6, is an Equipment Survey, and Table V on page 7, is a Lighting Survey.

Table III

ENERGY BUDGET SUMMARY

<u>Type</u>	<u>Use</u>	<u>Therms</u>	<u>% of Type</u>	<u>\$ Cost</u>	<u>% of Total \$</u>
STEAM	Heating	22,550	24%	\$24,800	16%
	Humidification	3,700	4%	\$ 4,100	4%
	Cooling	68,800	71%	\$75,700	48.8%
	DHW	<u>850</u>	<u>1%</u>	<u>\$ 900</u>	0.6%
	TOTALS	<u>95,900</u>	<u>100%</u>	<u>\$105,500</u>	

		<u>kW-hrs</u>	<u>% of Type</u>	<u>\$ Cost</u>	<u>% of Total \$</u>
ELEC- TRICITY	Lighting	184,000	31%	\$15,400	10.1%
	Fans	194,000	32.5%	\$16,300	10.4%
	Motors & Pumps	188,000	31.5%	\$15,800	10.3%
	Miscellaneous	<u>29,000</u>	<u>5%</u>	<u>\$ 2,500</u>	<u>1.6%</u>
	TOTALS	<u>595,000</u>	<u>100%</u>	<u>\$50,000</u>	<u>100%</u>

TOTAL COST:

\$155,500